

KNAUER

ARCHITECTURE DESIGN DIRECTION

FIRST STREET DOWNTOWN REDEVELOPMENT

Planning Goals

Revitalize Our Downtown

With a Restaurant / Entertainment Area

Bring New Retailers to Downtown

Continue Growth of Downtown Residential

At Various Price Points

For Different Markets

Currently Unavailable

Maximize River Views & Usage

Work Above the Store

Live Above Work

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Planning Guidelines

First Floor w/ Many Small Storefront Retailers

Share w/ Restaurants & Sidewalk Cafes

Easy Street Parking

Wide 12' to 13' Sidewalks

Awnings, Canopies, Balconies & Gardens

Tree Lined Streets

Public Gathering Spot

Riverwalk / River Access & Views

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Site Plan

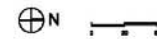
FIRST STREET DOWNTOWN REDEVELOPMENT

ST CHARLES, ILLINOIS



OCT. 10, 2005

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Site View



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Architecture

Use Real Materials & Details

Brick

Stone

Utilize Existing Architectural Vernacular - Don't Copy

A Downtown Evolves Over Time

Mix of Old & New

Mostly Old

Adaptive Reuse

Building Articulation & Interest

Multiple Facades

To Accommodate Tenants

To Break Up Large Buildings

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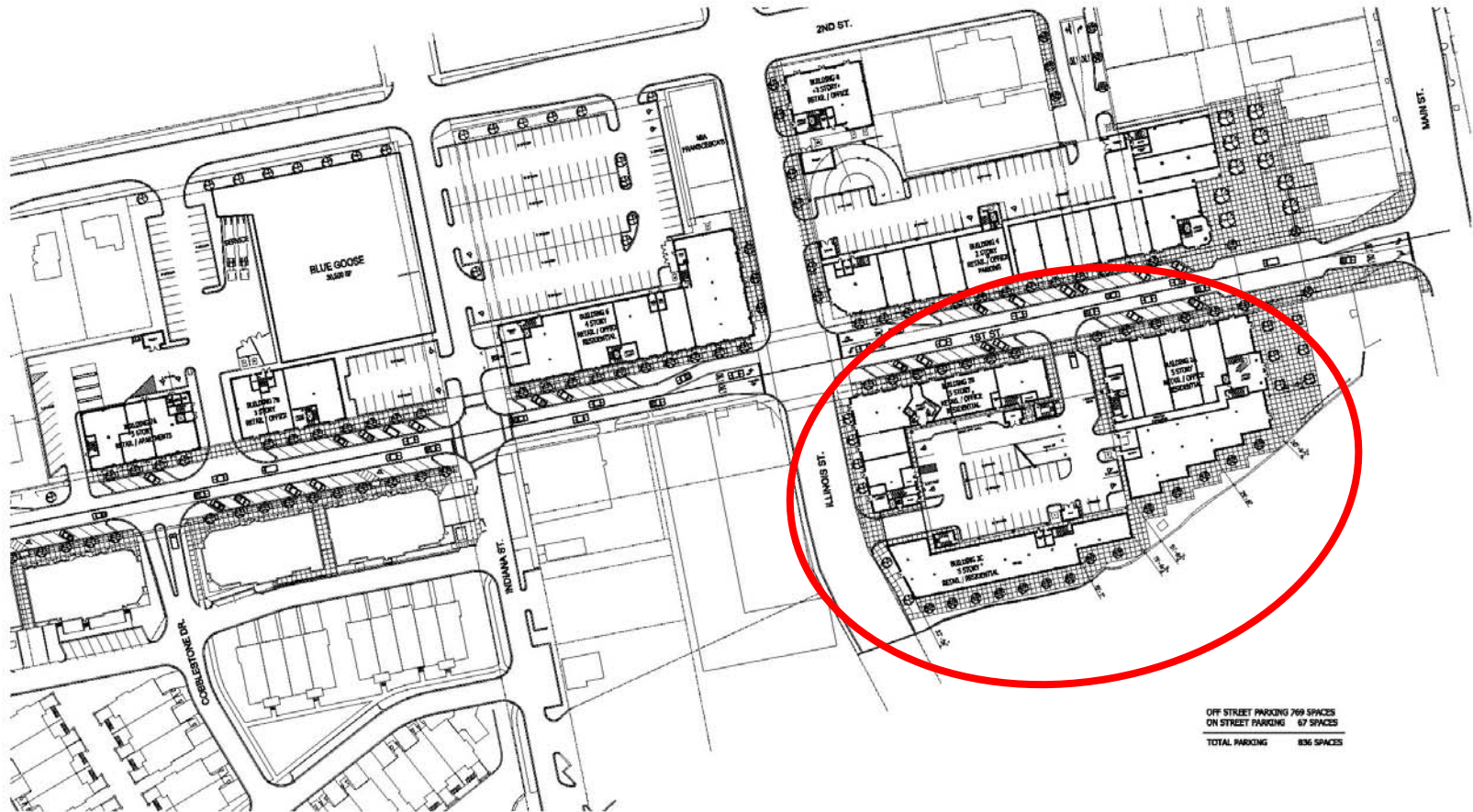
BUILDING 2

2A, 2B & 2C

Site Plan Building 2

FIRST STREET DOWNTOWN REDEVELOPMENT

ST CHARLES, ILLINOIS



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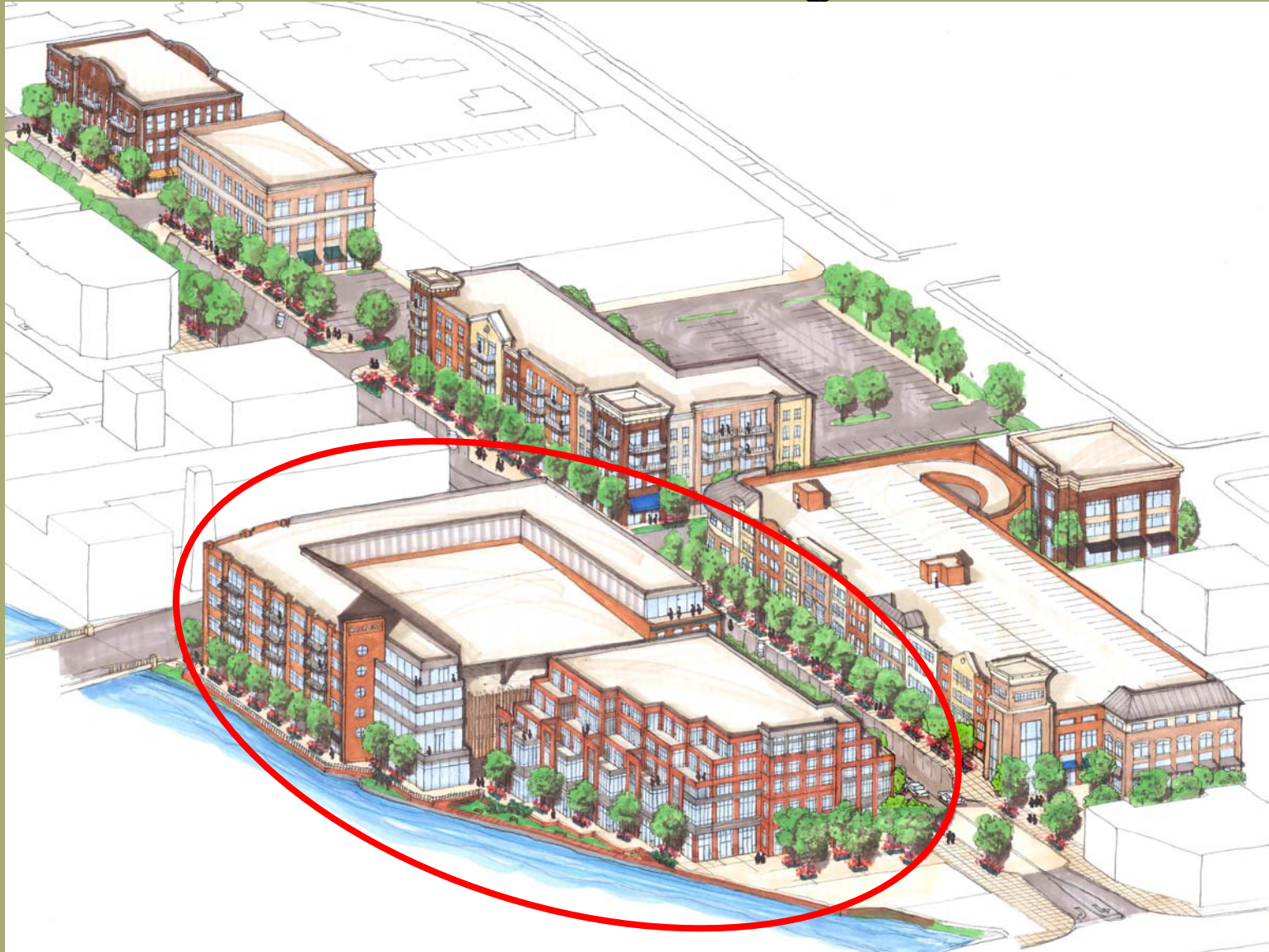
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Site View Building 2

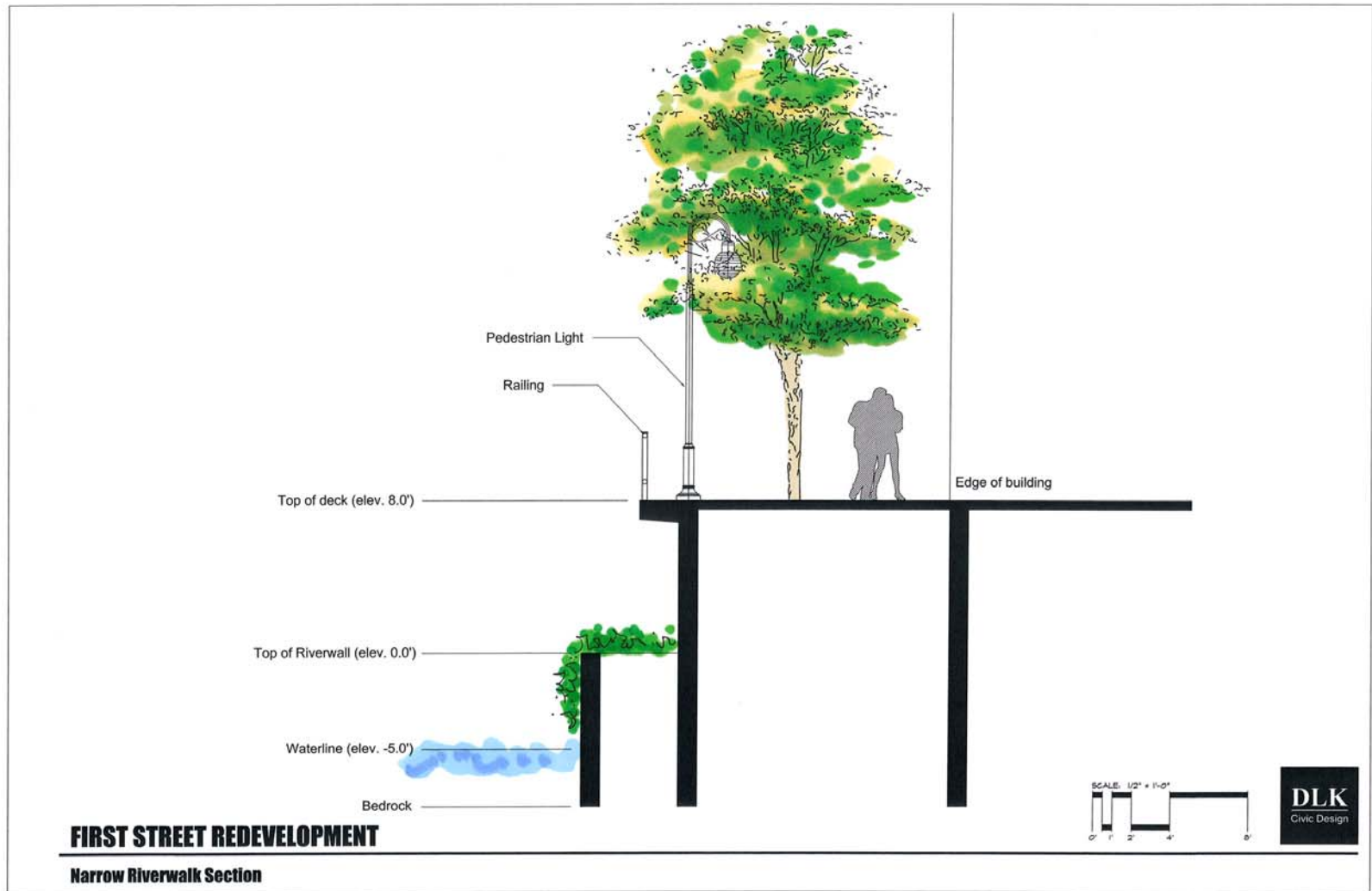


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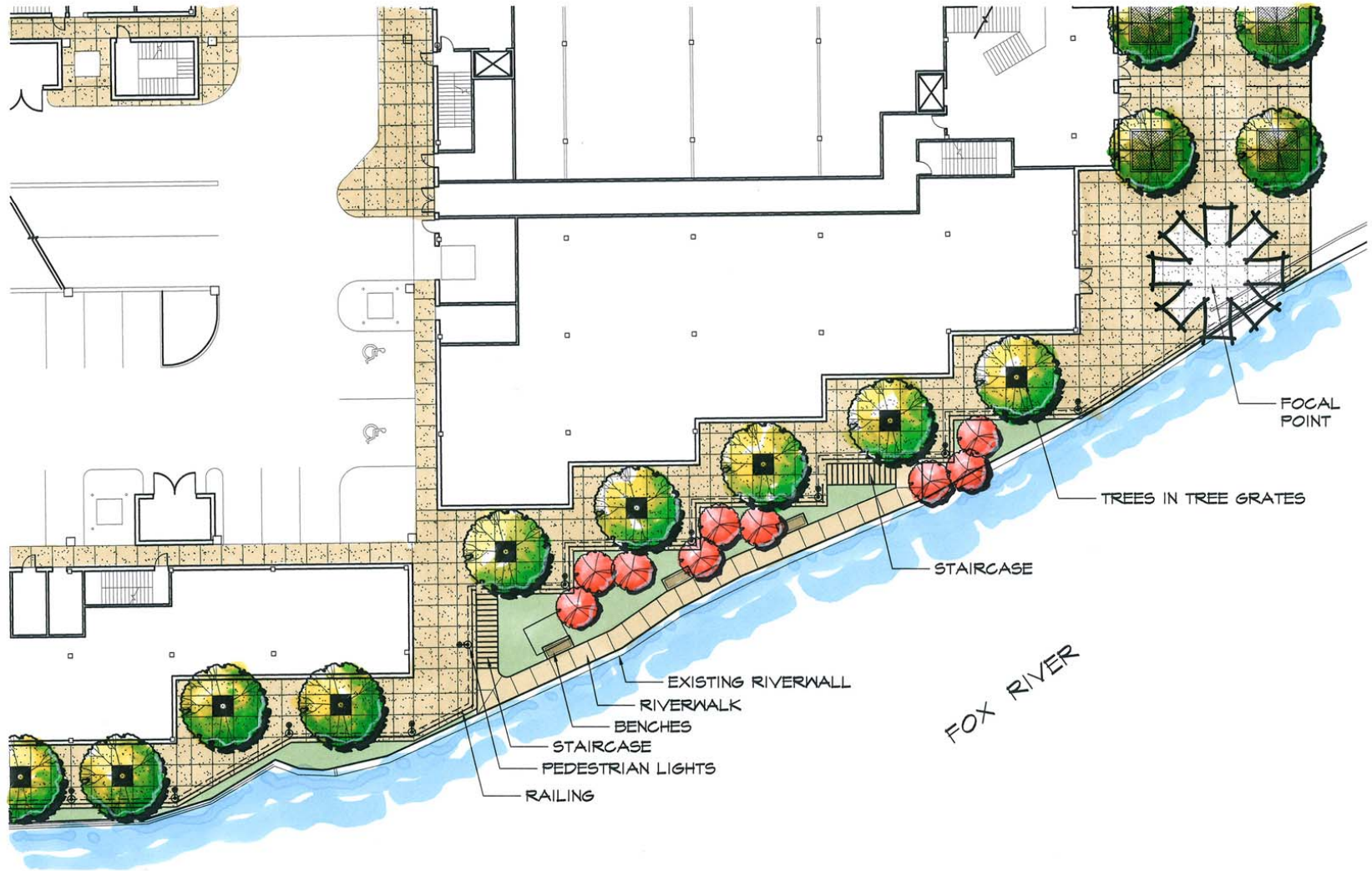
Riverwalk from Illinois Street @ Building 2C



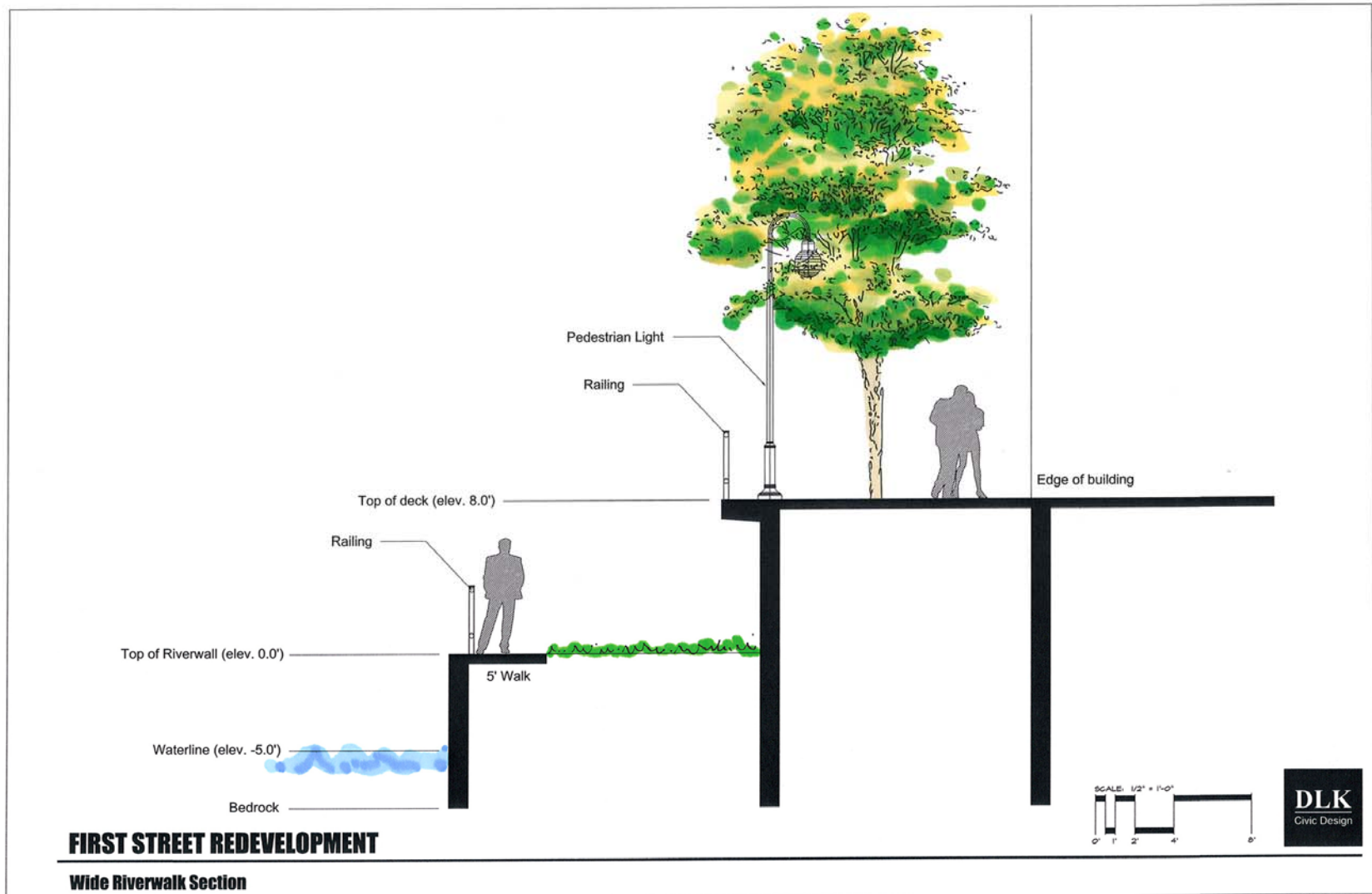
Narrow Riverwalk Section



Riverwalk From Plaza & Parking @ Building 2A



Wide Riverwalk Section



Building - 2



East Elevation River View



South Elevation Illinois Street View

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Building 2



North Elevation Plaza View



West Elevation First Street View

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Building - 2



East Elevation River View

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Building - 2



South Elevation Illinois Street View

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Building - 2



South Elevation Illinois Street View

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Building 2



West Elevation First Street View

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Building 2



North Elevation Plaza View

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Building - 2



East Elevation River View

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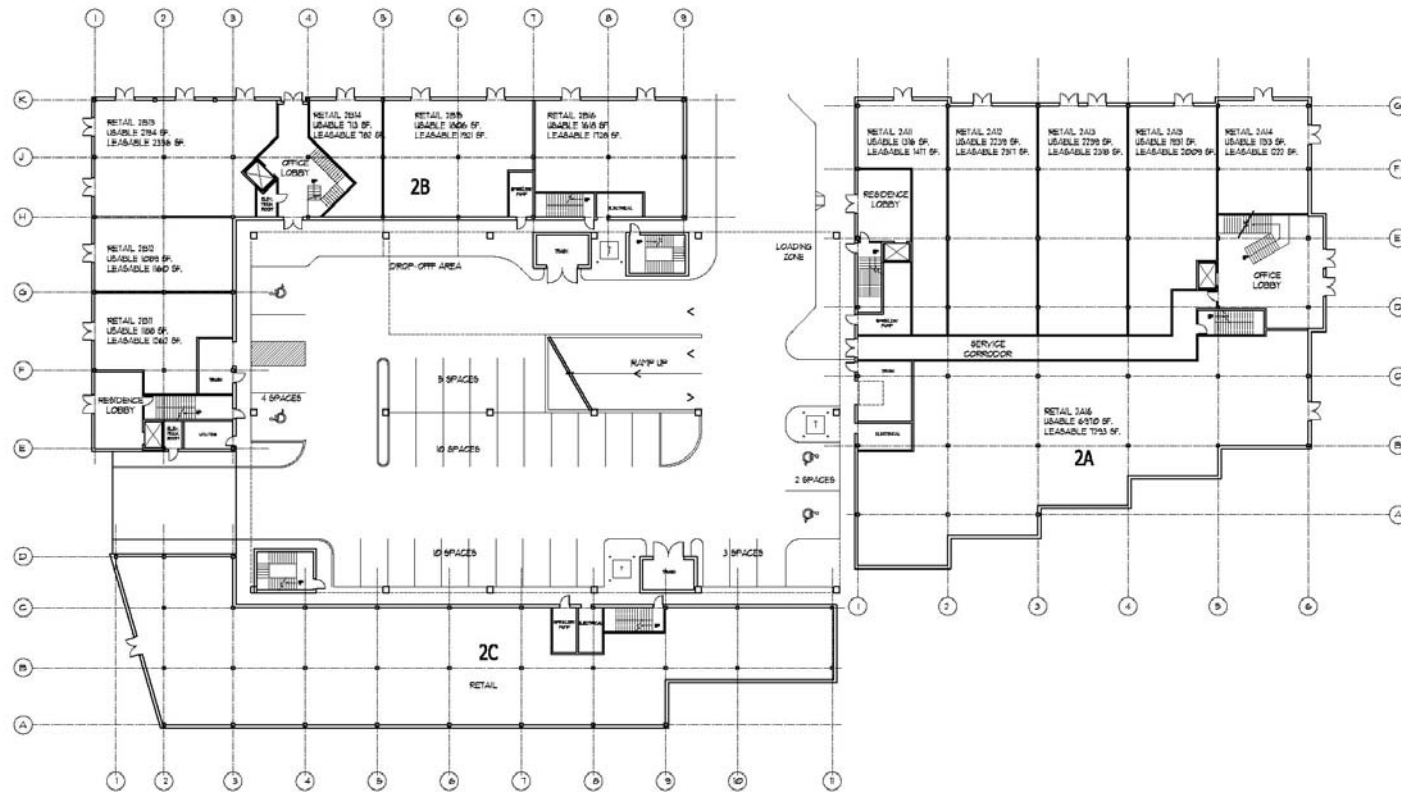
Building 2



West Elevation First Street View

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Building 2



1ST LEVEL PLAN

2A (RETAIL)
USABLE AREA 15000 SF.
LEASABLE AREA 16511 SF.
COMMON AREA 3421 SF.

FOOTPRINT AREA: 20885 SF.

2B (RETAIL)
USABLE AREA 8806 SF.
LEASABLE AREA 9188 SF.
COMMON AREA 1121 SF.

FOOTPRINT AREA: 11814 SF.

2C (RETAIL)
USABLE AREA 8168 SF.
LEASABLE AREA 8839 SF.
COMMON AREA 130 SF.

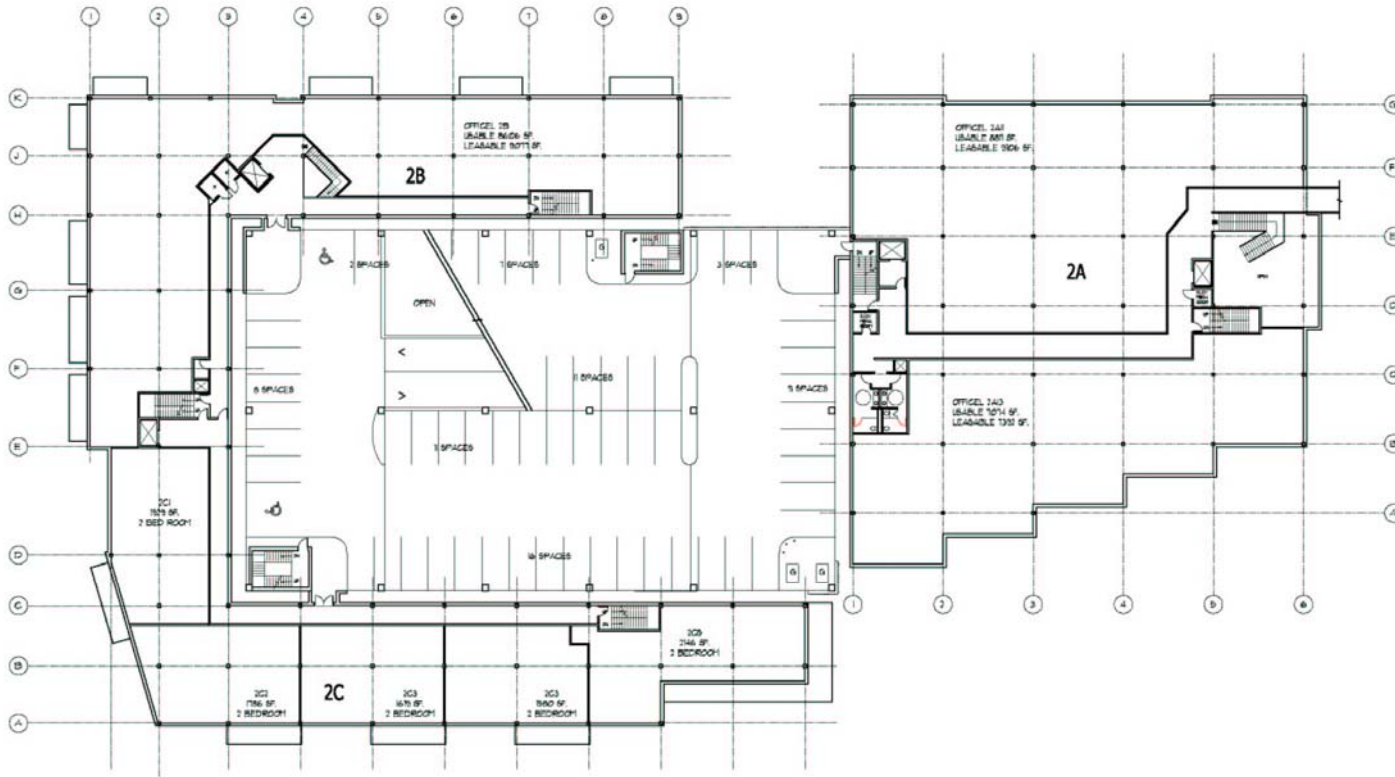
FOOTPRINT AREA: 9305 SF.

PARKING GARAGE
1ST LEVEL 34 SPACES
2ND LEVEL 61 SPACES
3RD LEVEL 68 SPACES
4TH LEVEL 8 SPACES

TOTAL 171 SPACES

1st Level Plan
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Building 2



2ND LEVEL PLAN

2A (OFFICE)
USABLE AREA 15685 SF.
LEASABLE AREA 16430 SF.
COMMON AREA 4305 SF.

2B (OFFICE)
USABLE AREA 8606 SF.
LEASABLE AREA 9106 SF.
COMMON AREA 2626 SF.

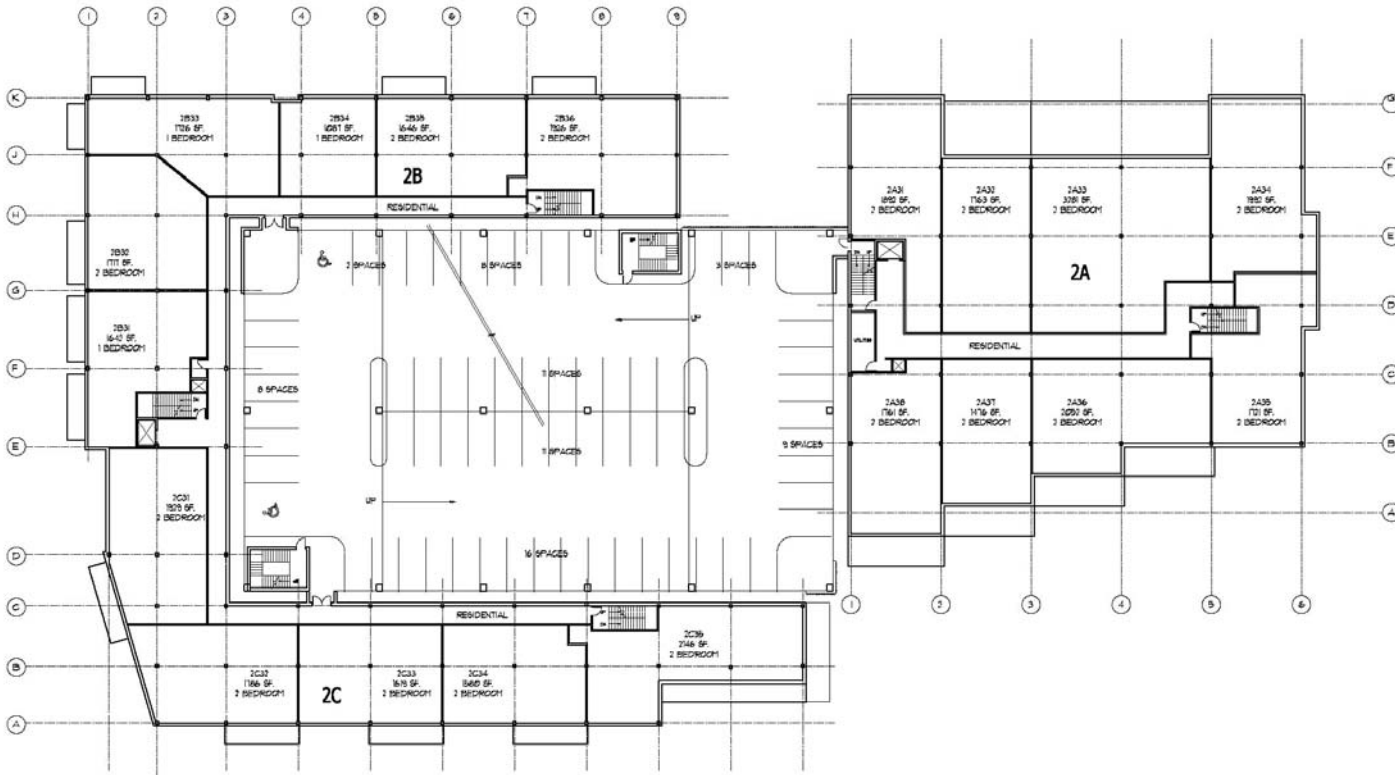
2C (RESIDENTIAL)
UNIT AREA 3060 SF.
COMMON AREA 1809 SF.

PARKING 61 SPACES

2nd Level Plan

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Building 2



3RD LEVEL PLAN

2A (RESIDENTIAL)
UNIT AREAS 19936 SF.
COMMON AREA 1891 SF.

2B (RESIDENTIAL)
UNIT AREAS 9144 SF.
COMMON AREA 1935 SF.

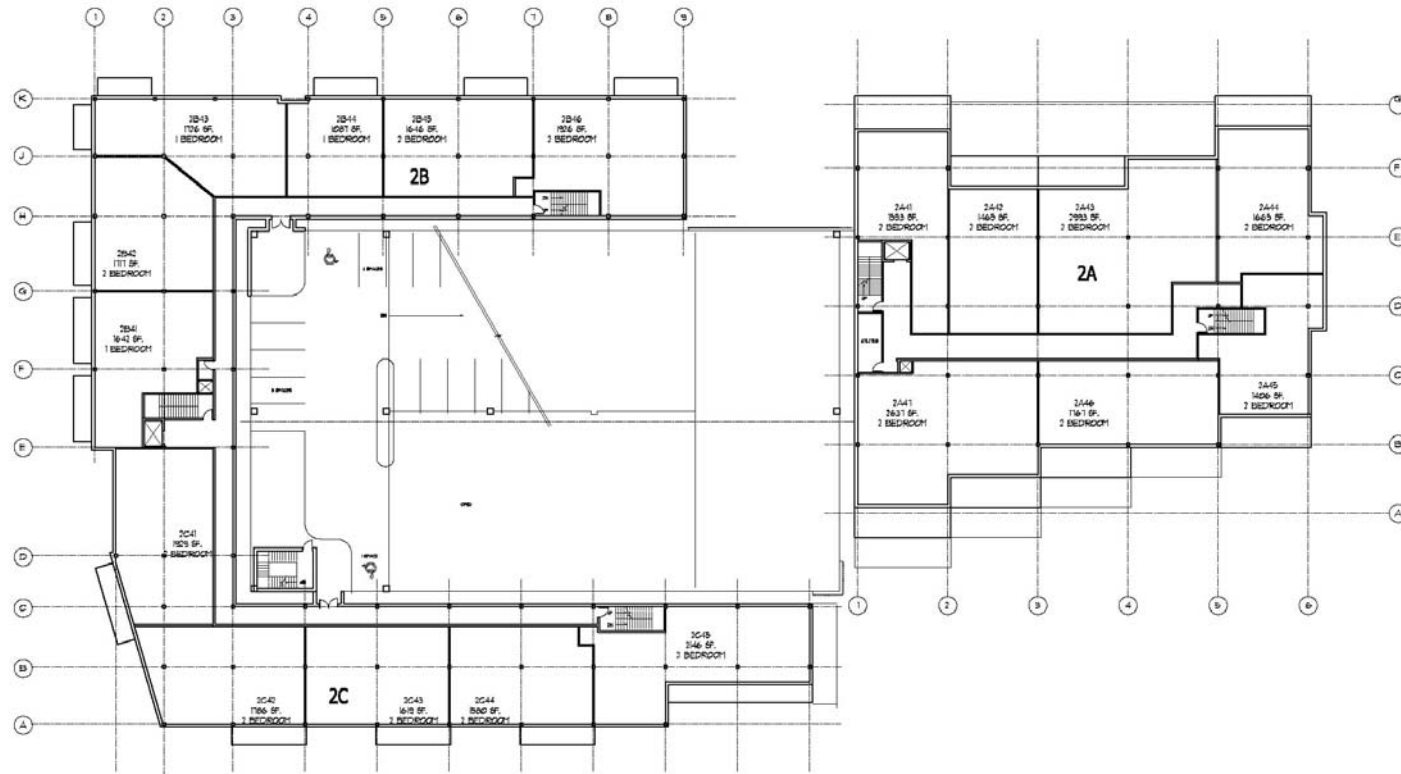
2C (RESIDENTIAL)
UNIT AREAS 5060 SF.
COMMON AREA 1509 SF.

PARKING 68 SPACES

3rd Level Plan

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Building 2



4TH LEVEL PLAN

2A (RESIDENTIAL)
UNIT AREAS 13486 SF.
COMMON AREA 1891 SF.

2B (RESIDENTIAL)
UNIT AREAS 9744 SF.
COMMON AREA 1835 SF.

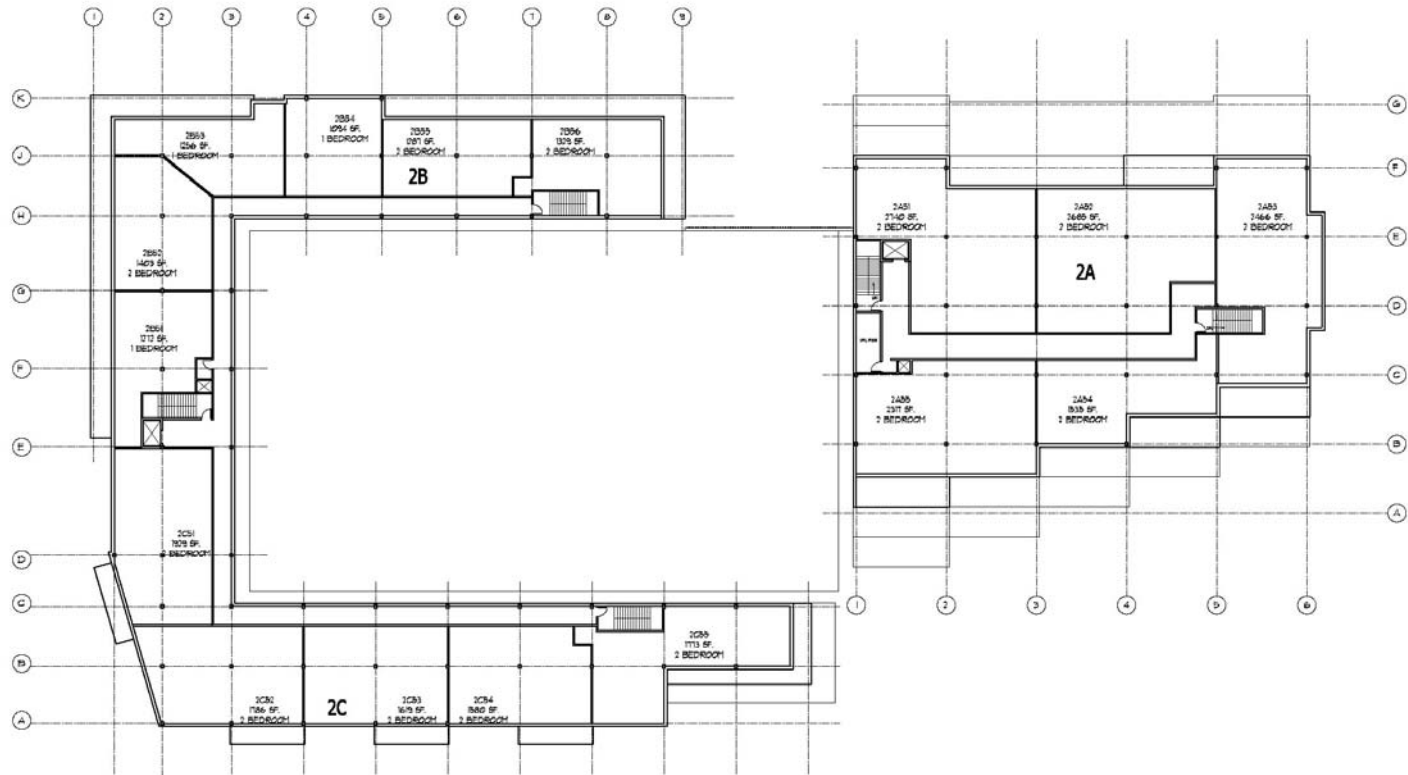
2C (RESIDENTIAL)
UNIT AREAS 9060 SF.
COMMON AREA 1509 SF.

PARKING 8 SPACES

4th Level Plan

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Building 2



5TH LEVEL PLAN

2A (RESIDENTIAL)
UNIT AREAS 1743 SF.
COMMON AREA 1891 SF.

2B (RESIDENTIAL)
UNIT AREAS 1641 SF.
COMMON AREA 1935 SF.

2C (RESIDENTIAL)
UNIT AREAS 8681 SF.
COMMON AREA 1509 SF.

5th Level Plan

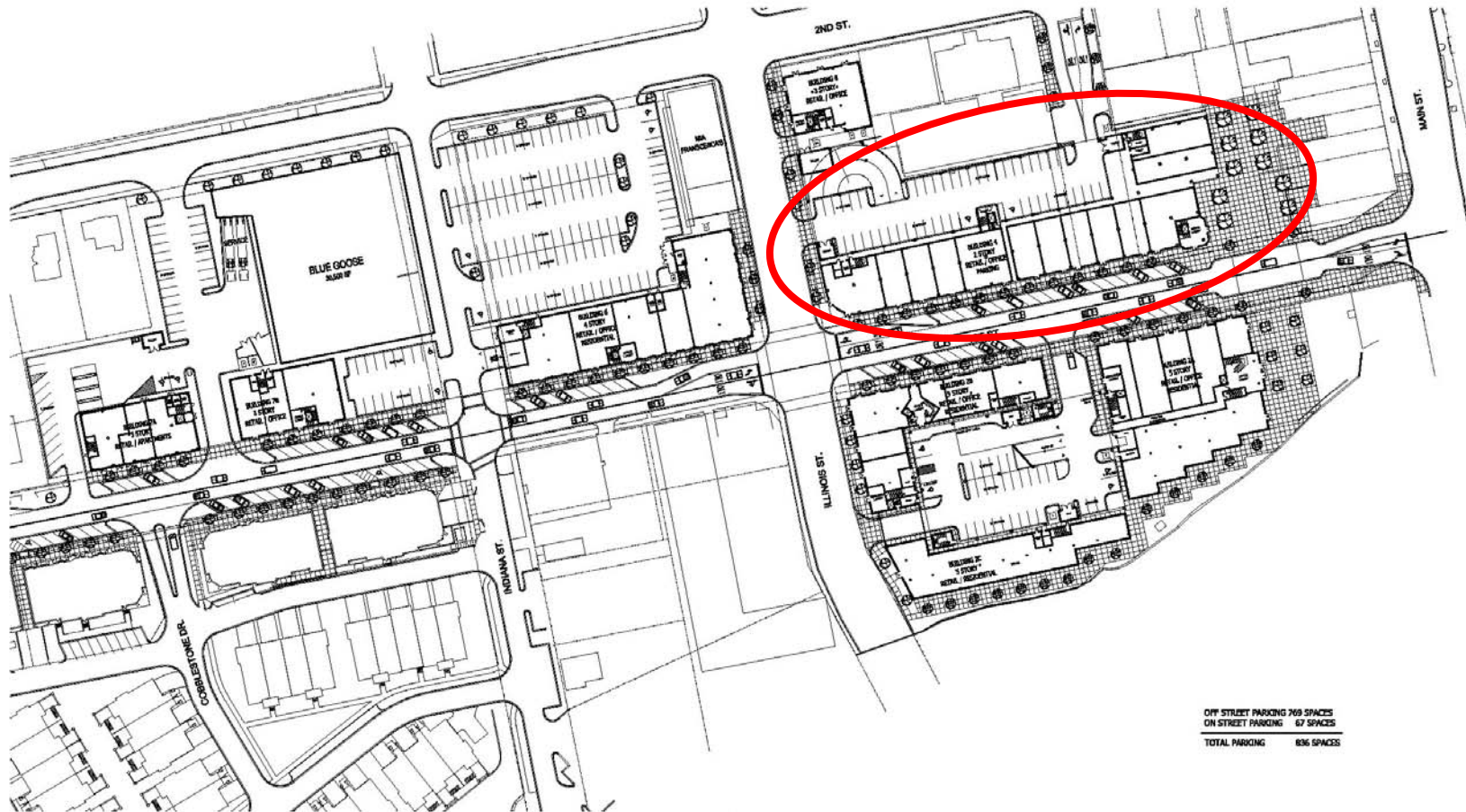
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BUILDING 4

Site Plan Building 4

FIRST STREET DOWNTOWN REDEVELOPMENT

ST CHARLES, ILLINOIS



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Site View Building 4



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First Street Plaza @ Buildings 2A & 4



Building 4



East Elevation First Street View



North Elevation Plaza View

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Building 4



East Elevation First Street View

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Building 4



East Elevation First Street View

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Building 4



East Elevation First Street View

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Building 4



North Elevation Plaza View

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Building 4



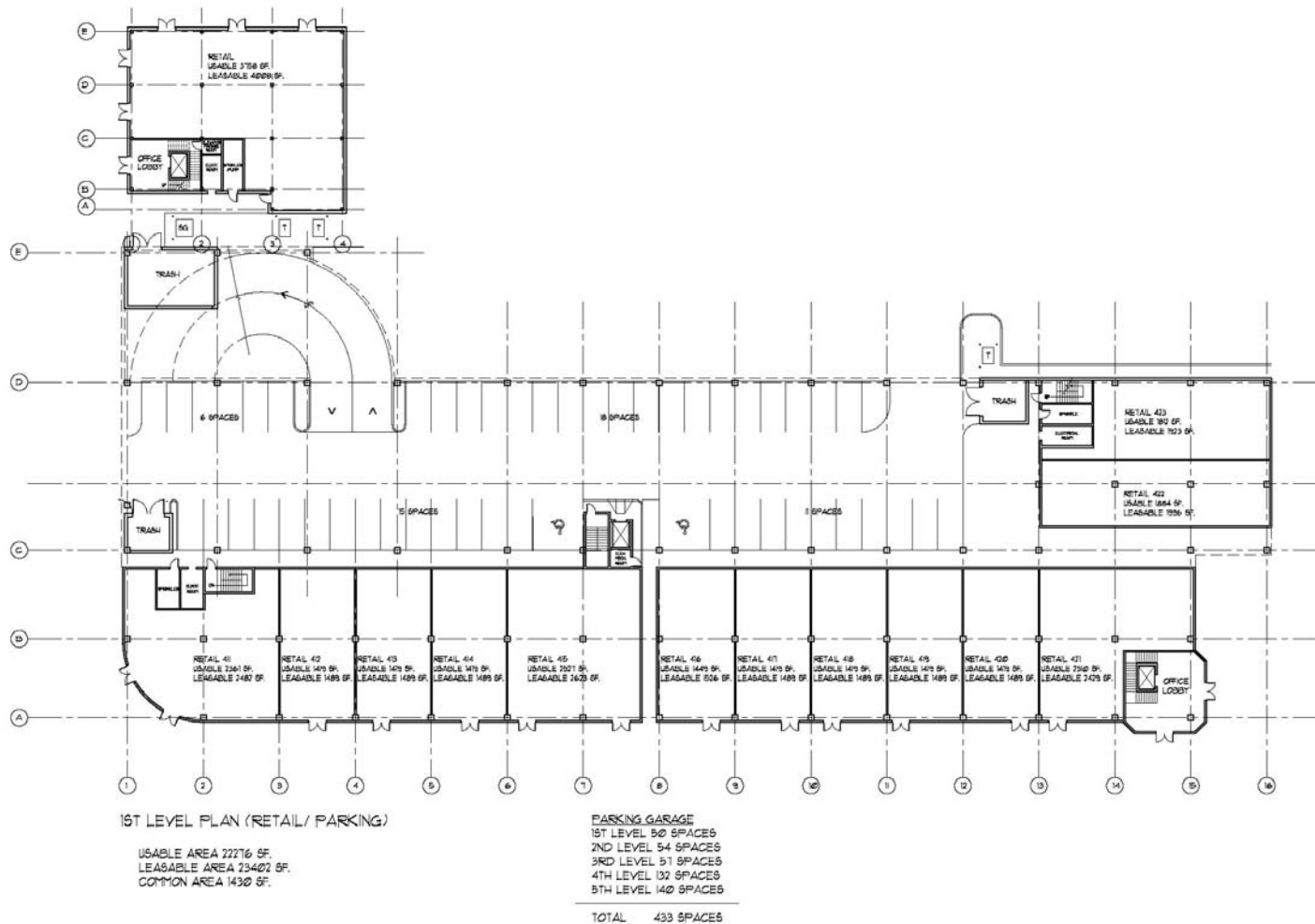
South Elevation Illinois Street View



West Elevation 2nd St. View

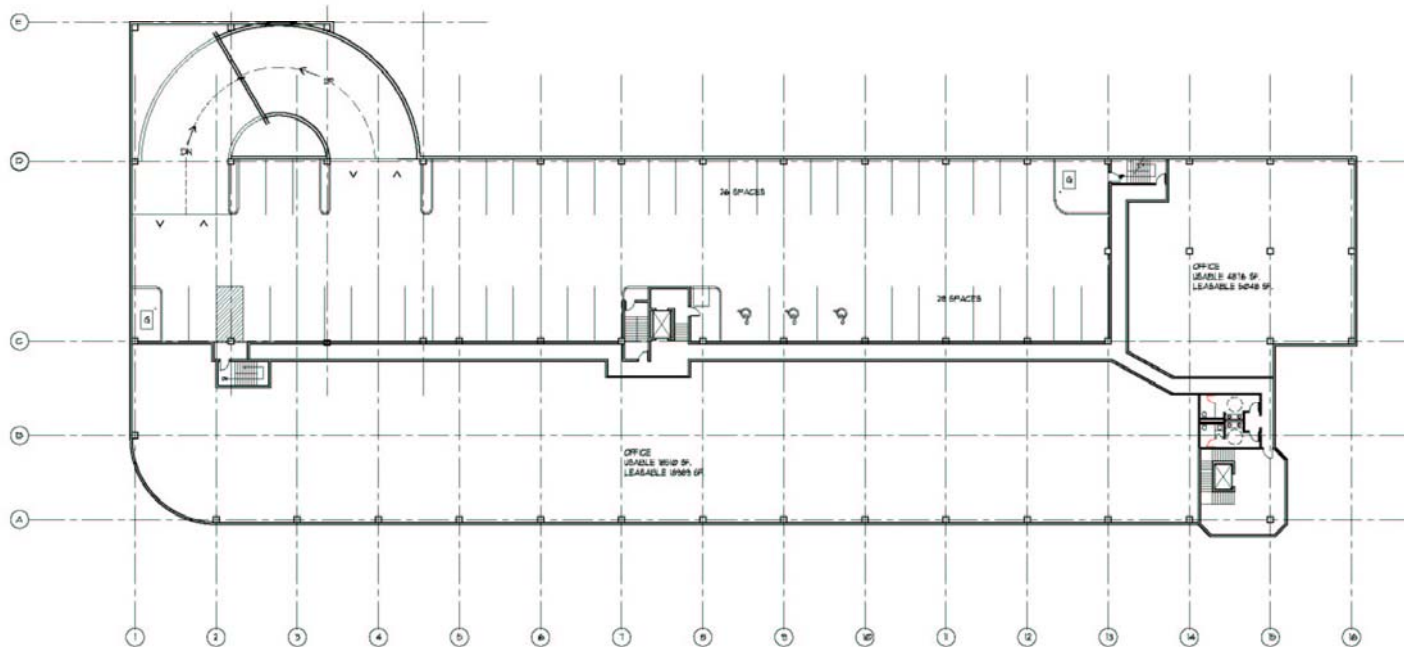
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Building 4



1st Level Plan
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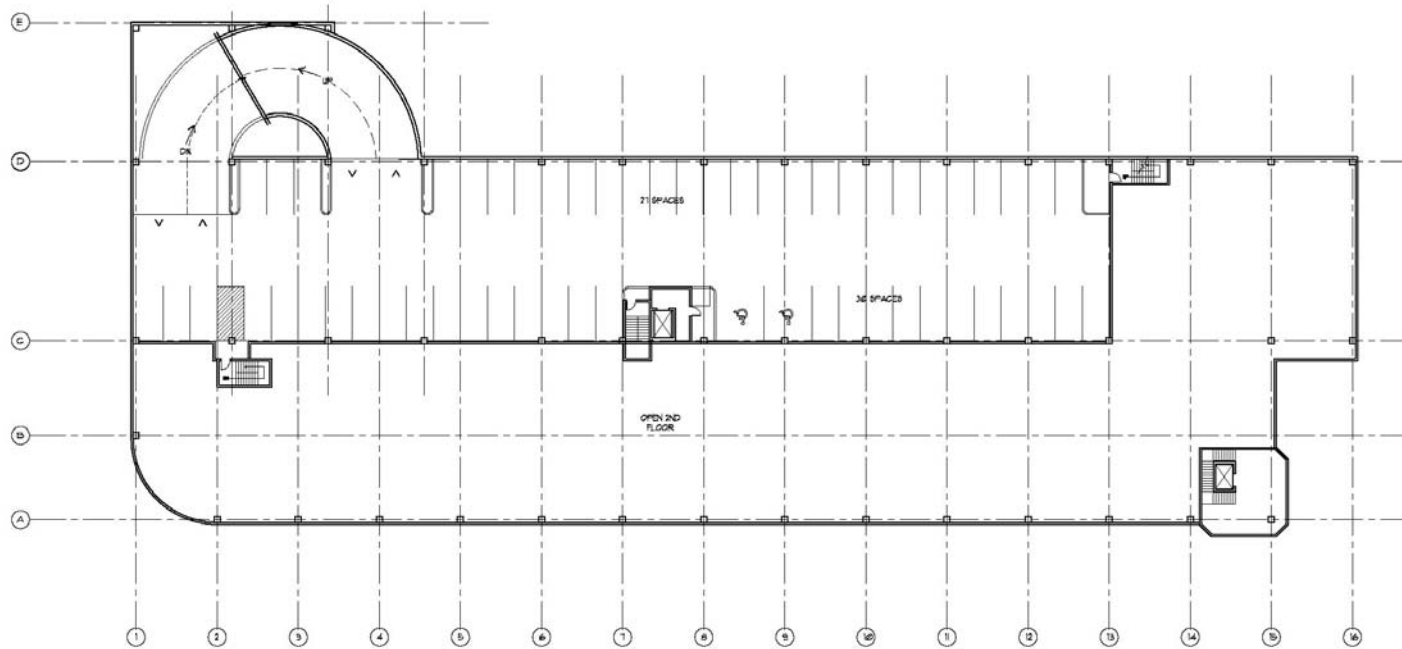
Building 4



2nd Level Plan

KNAUER

Building 4



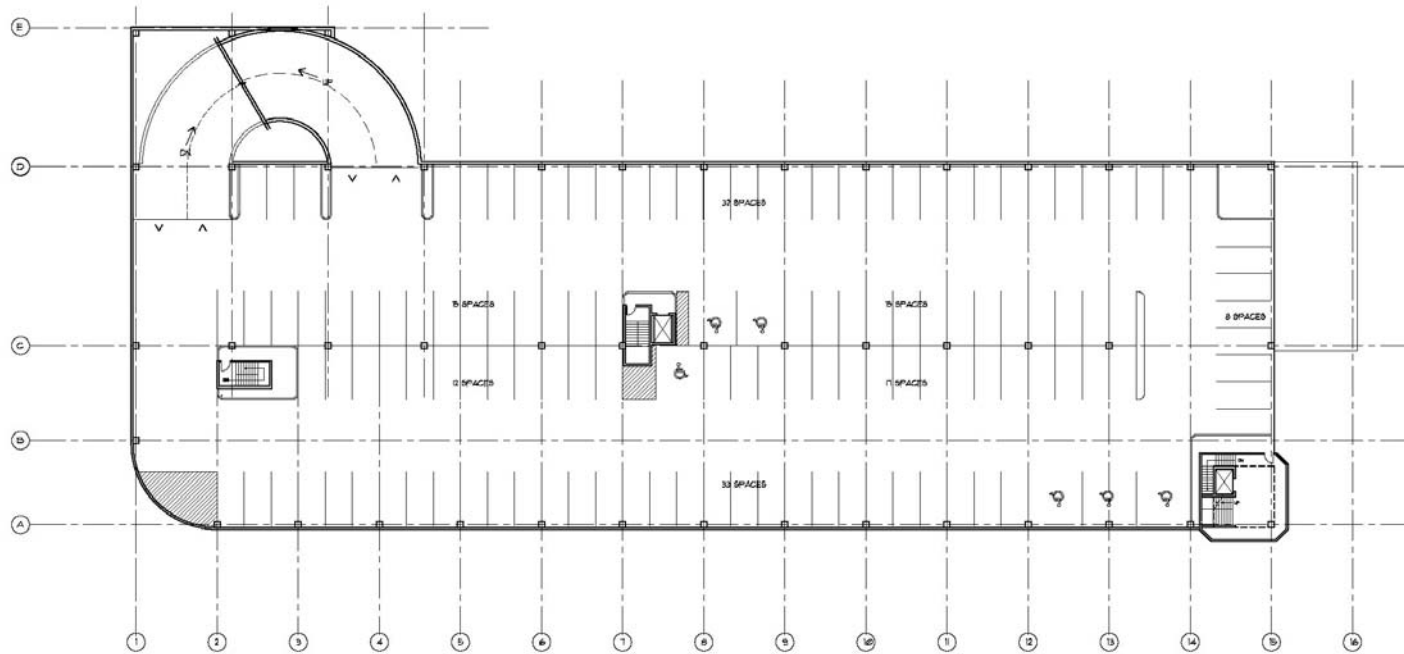
3RD LEVEL PLAN (PARKING)

PARKING 57 SPACES

3rd Level Plan

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Building 4



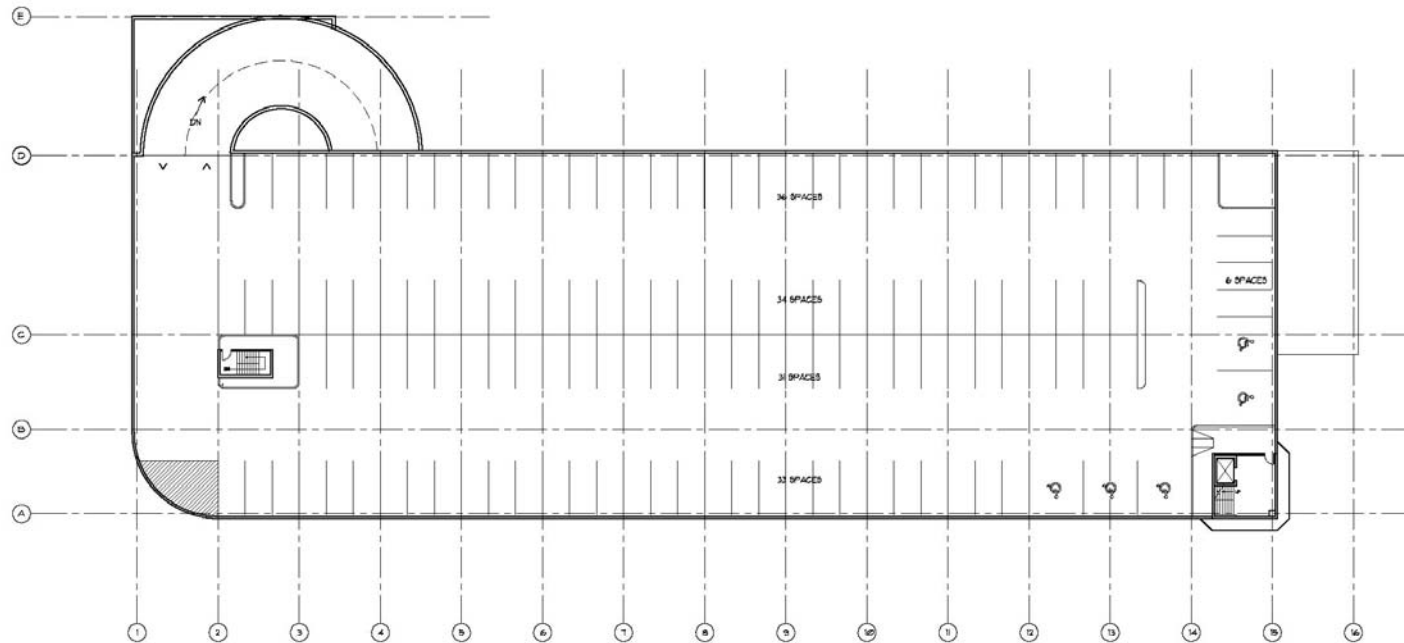
4TH LEVEL PLAN (PARKING)

PARKING 132 SPACES

4th Level Plan

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Building 4



5TH LEVEL PLAN (PARKING)

PARKING 140 SPACES

5th Level Plan

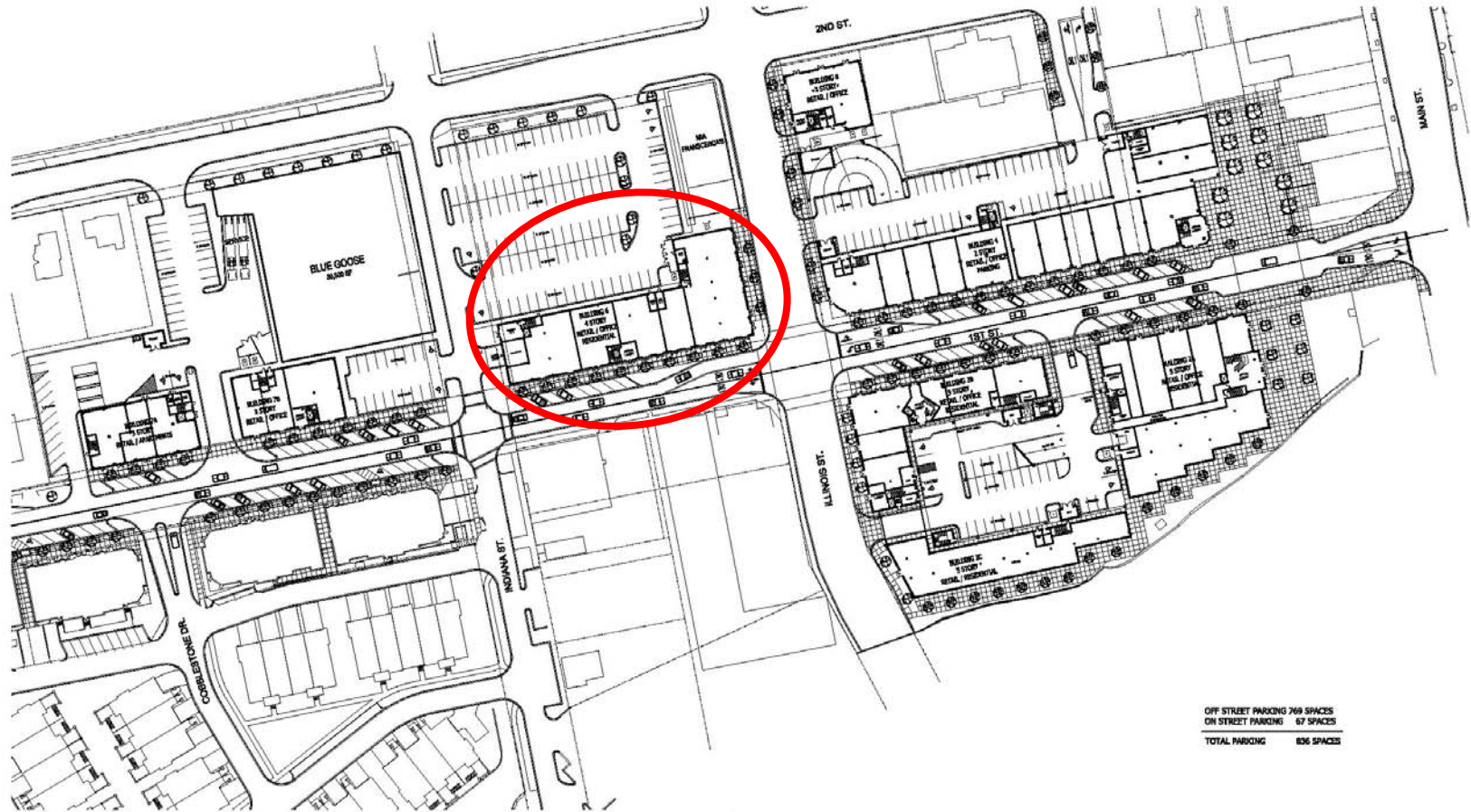
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BUILDING 6

Site Plan Building 6

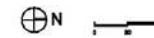
FIRST STREET DOWNTOWN REDEVELOPMENT

ST CHARLES, ILLINOIS



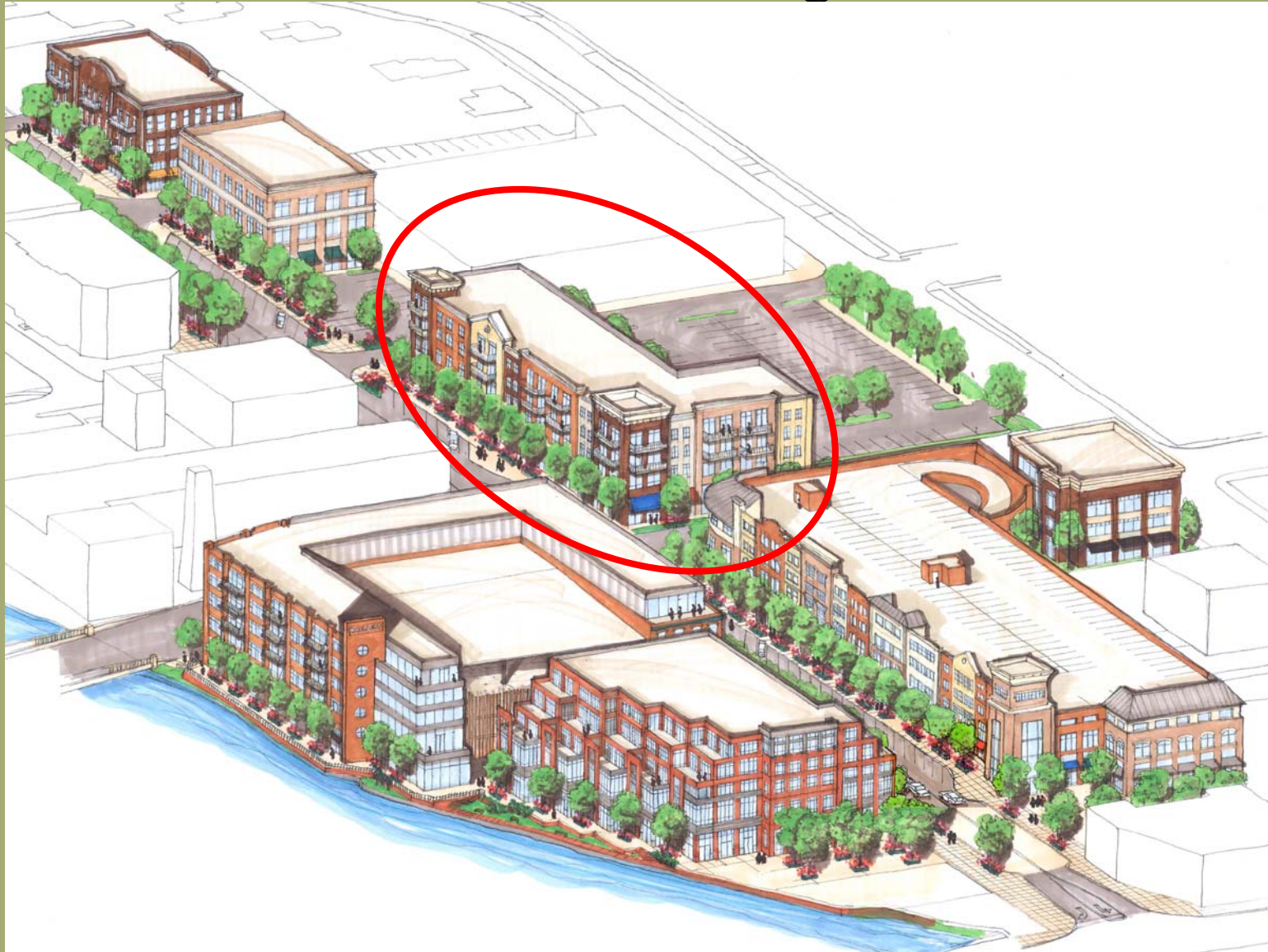
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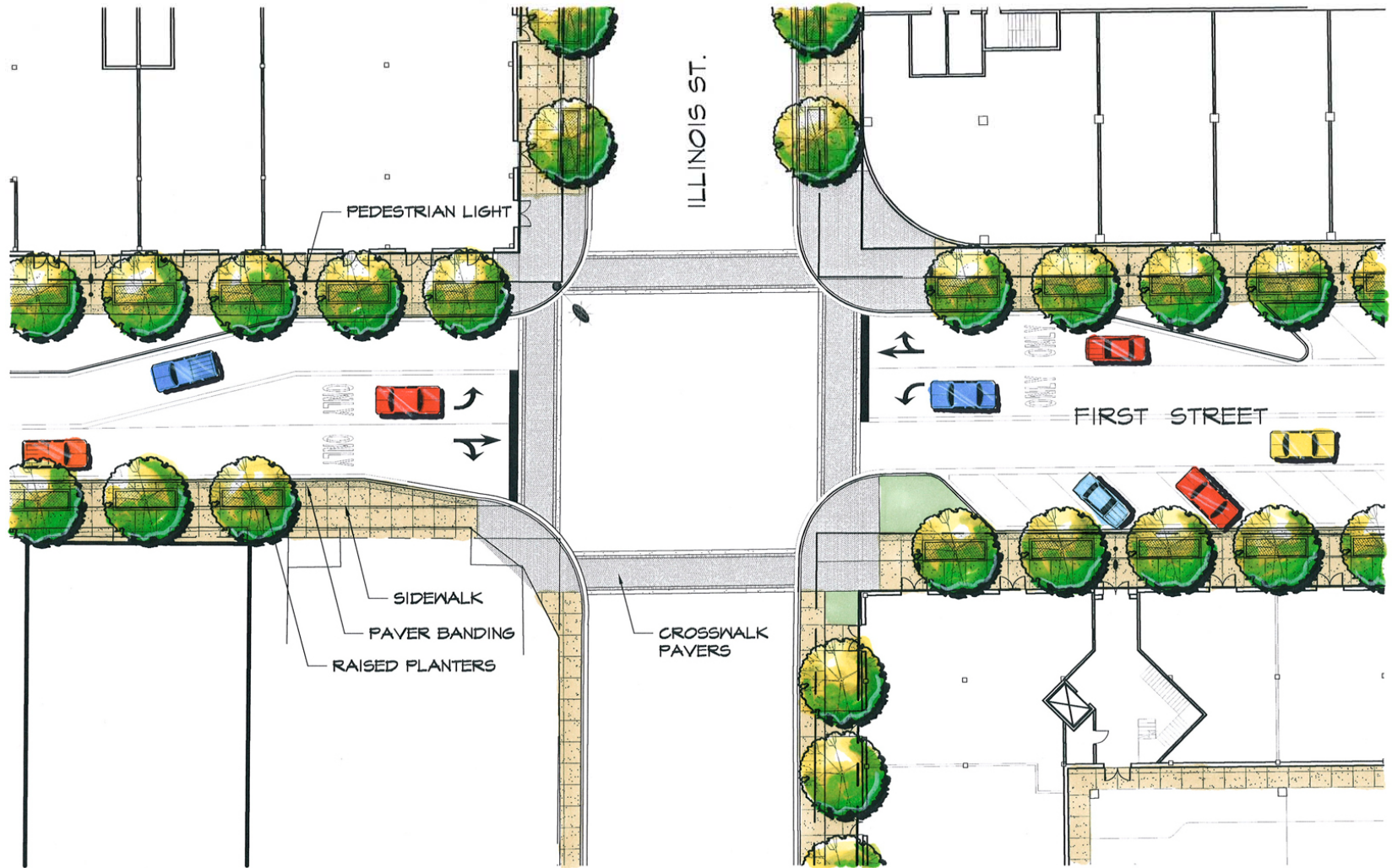
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Site View Building 6



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Intersection @ First Street & Illinois Street



Building 6



East Elevation First Street View

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Building 6



East Elevation First Street View

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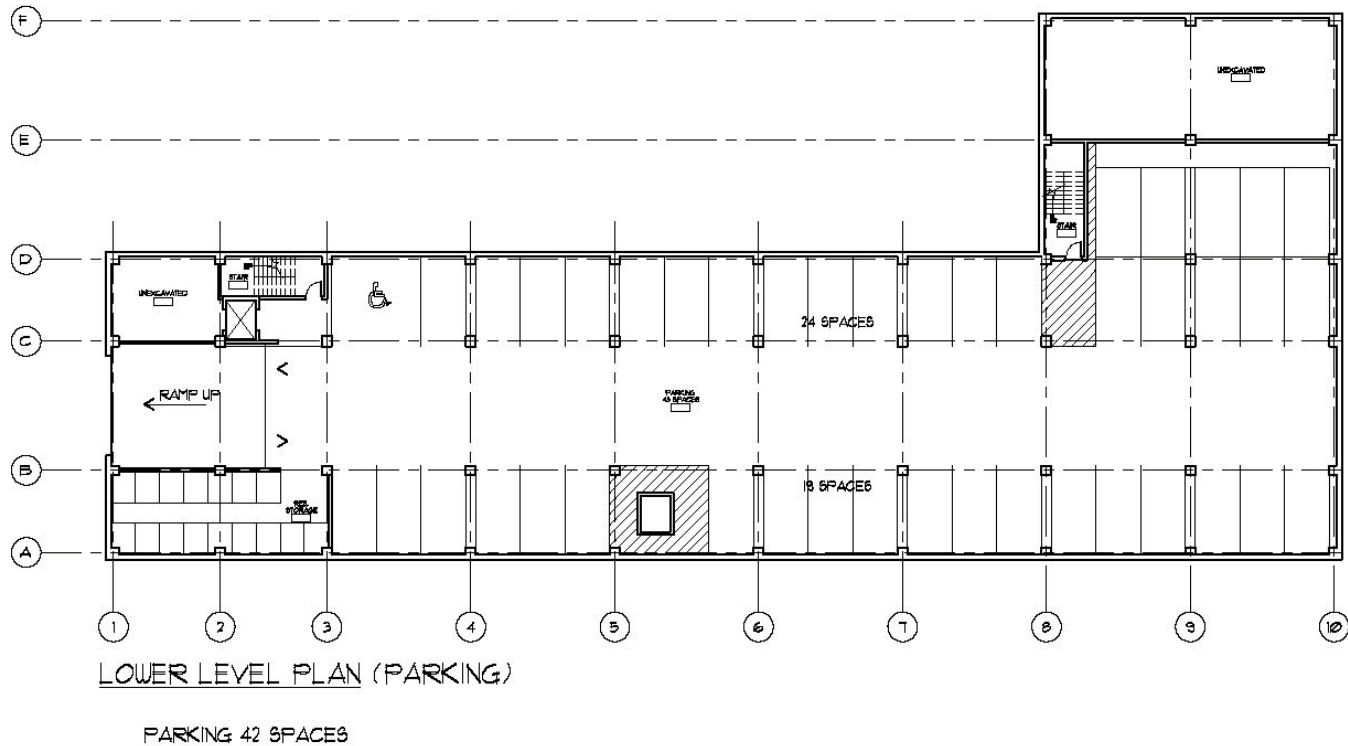
Building 6



East Elevation First Street View

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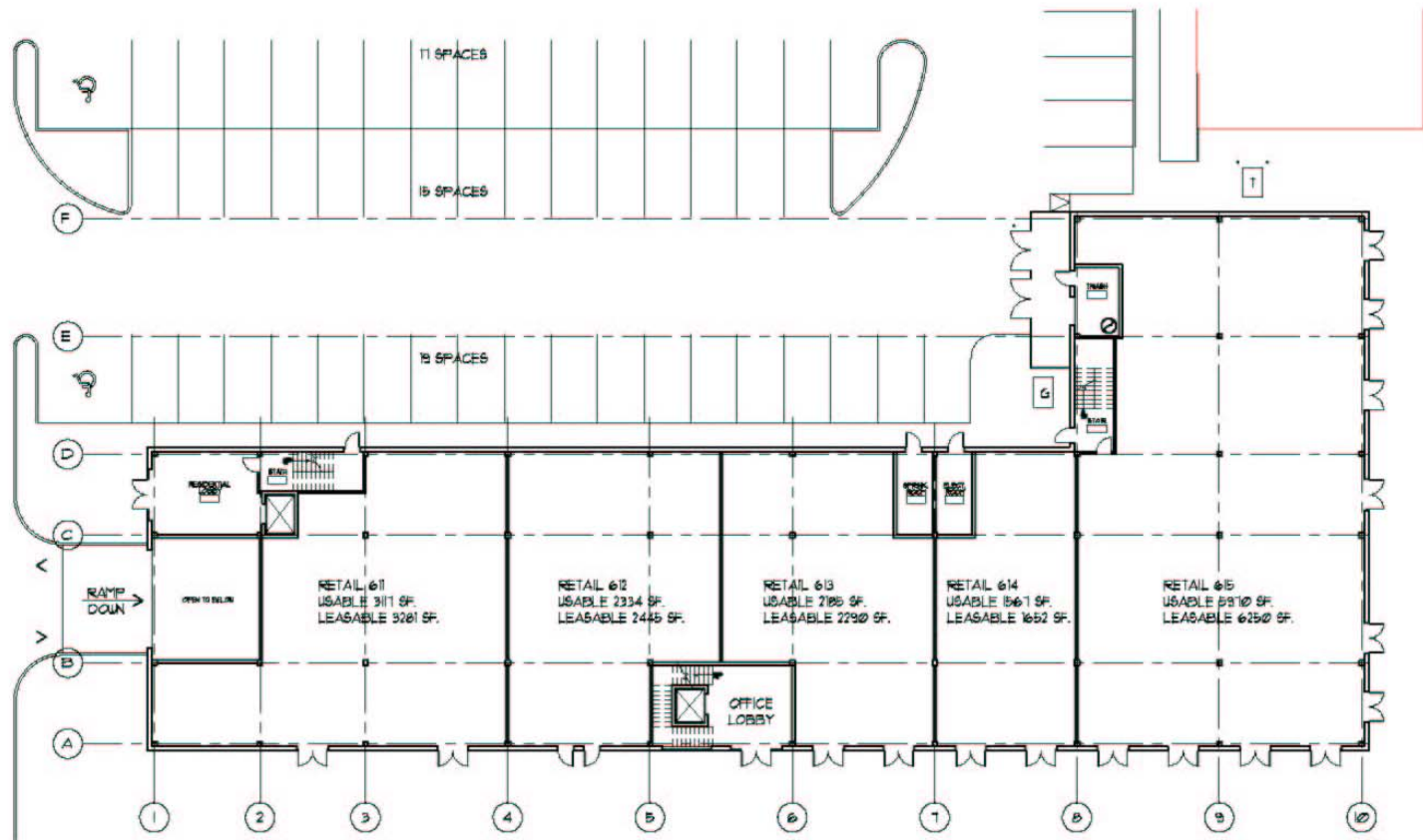
Building 6



Lower Level Plan

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Building 6



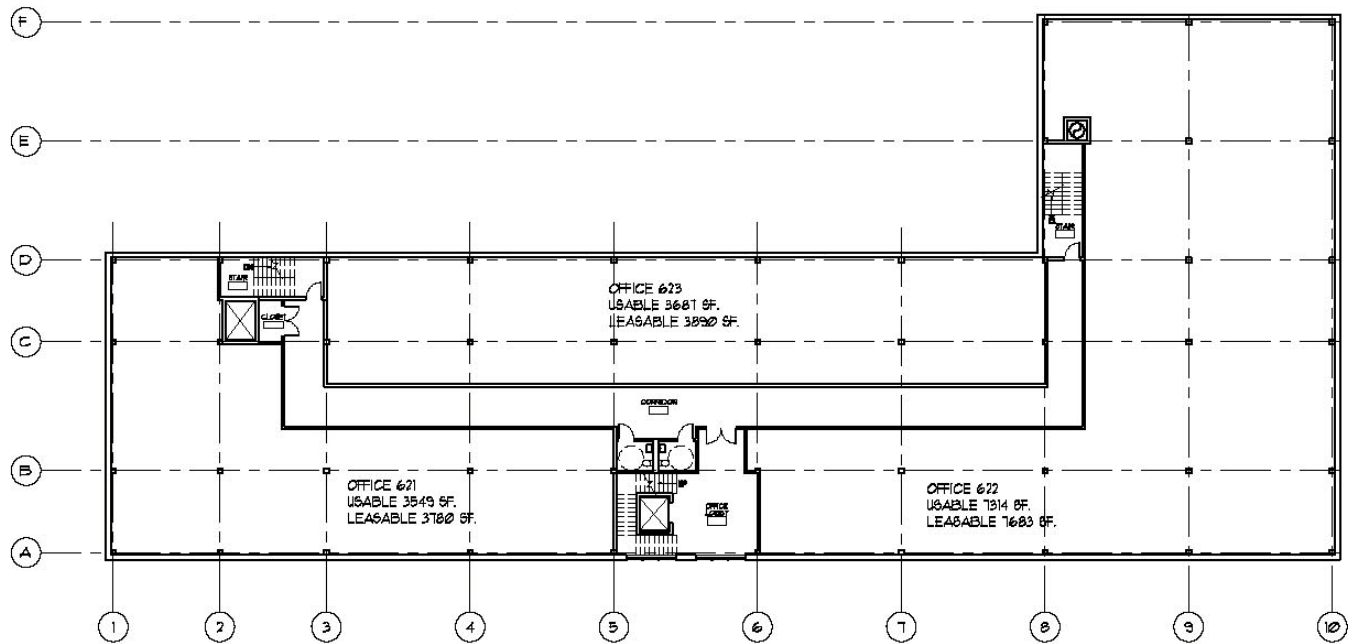
1ST LEVEL PLAN (RETAIL)

USABLE AREA 15173 SF.
LEASABLE AREA 15918 SF.
COMMON AREA 1414 SF.

1st Level Plan

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Building 6



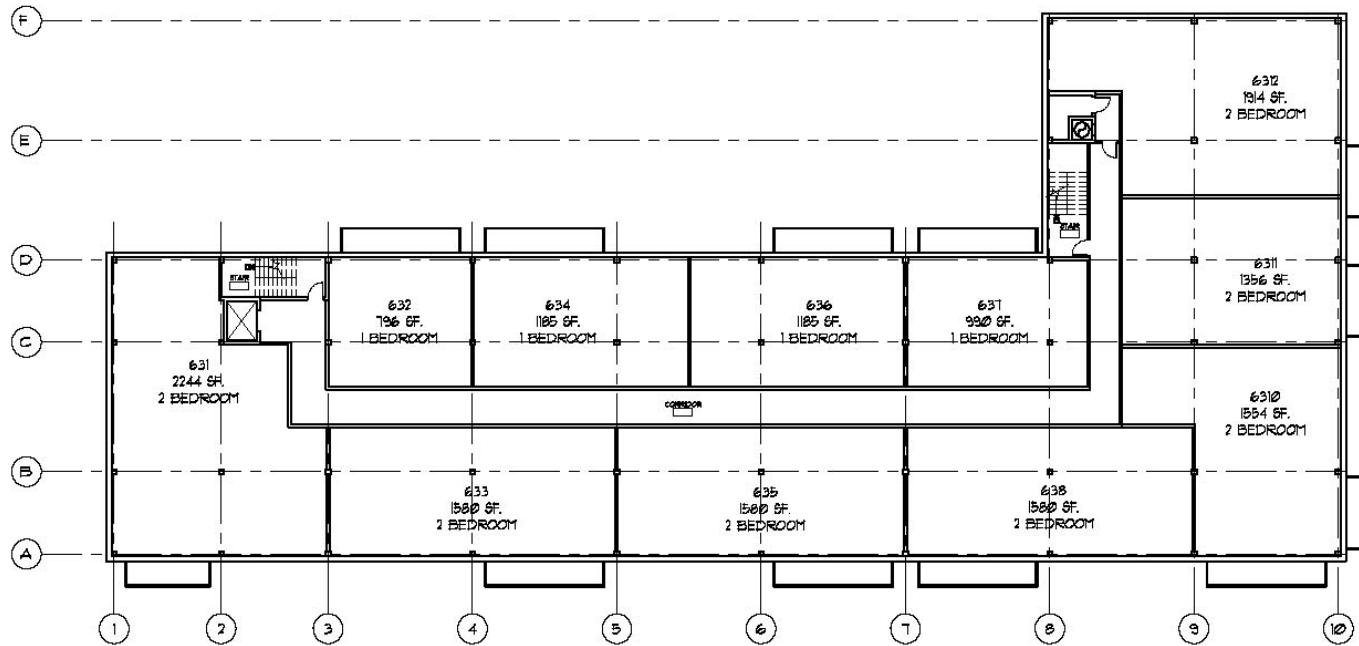
2ND LEVEL PLAN (OFFICE)

USABLE AREA 14550 SF.
LEASABLE AREA 15443 SF.
COMMON AREA 2981 SF.

2nd Level Plan

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Building 6



3RD/4TH LEVEL PLAN (RESIDENTIAL)

UNIT AREAS 15964 SF.
COMMON AREA 2301 SF.

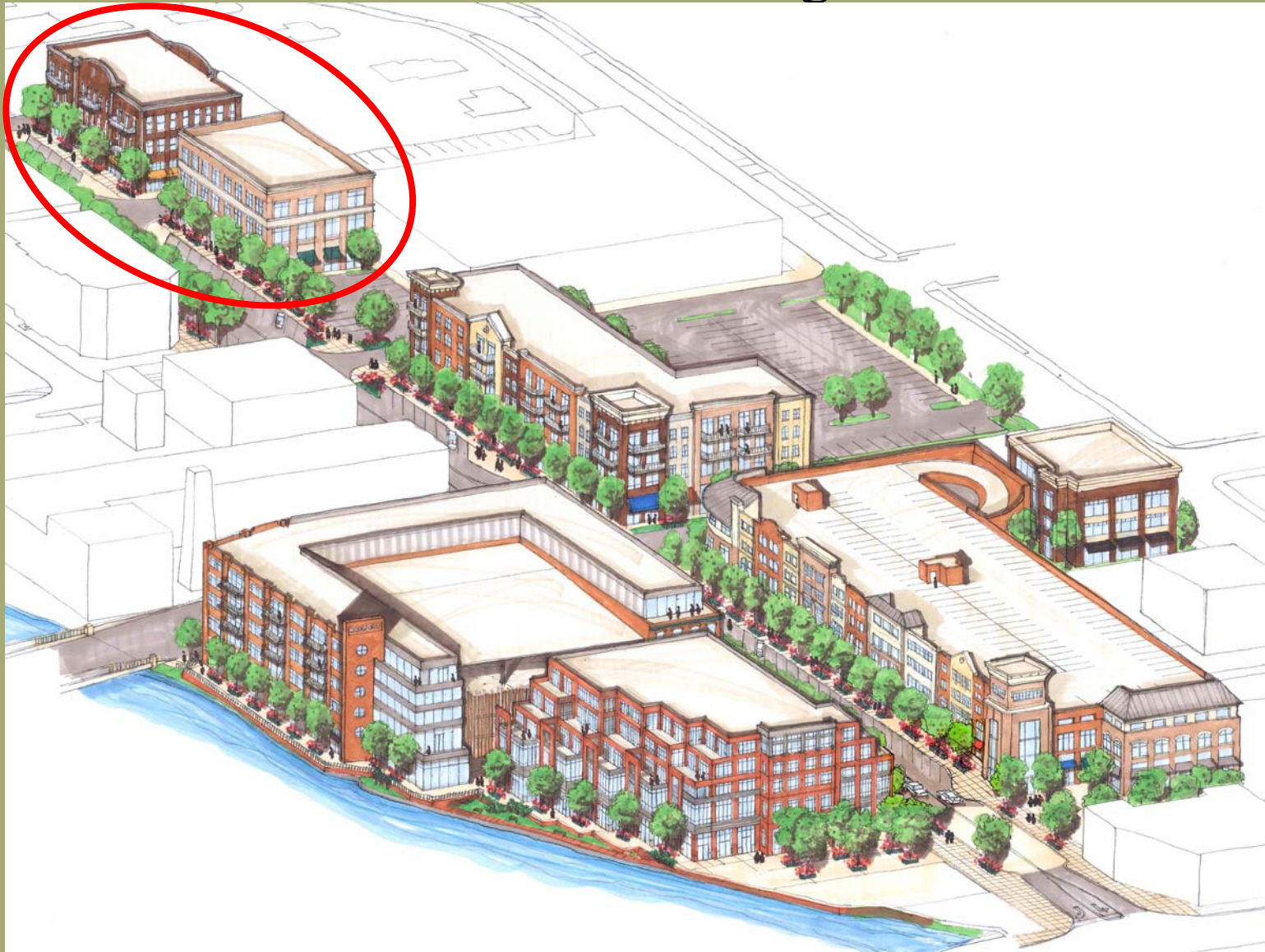
3rd & 4th Level Plan

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BUILDING 7

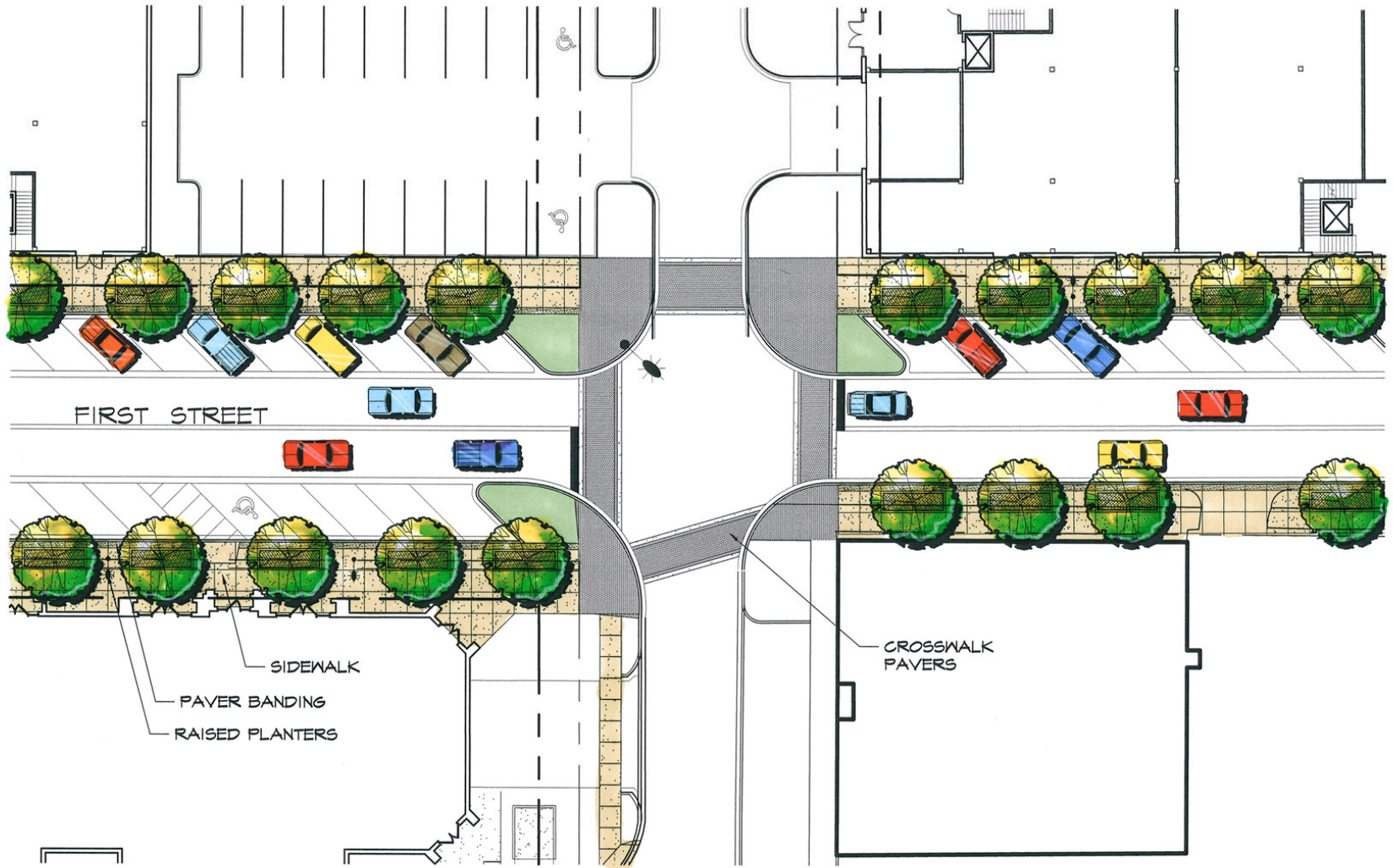
7A & 7B

Site View Building 7



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Intersection @ First Street & Indiana Street



Building 7A & 7B



East Elevation First Street View

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Building 7A



East Elevation First Street View

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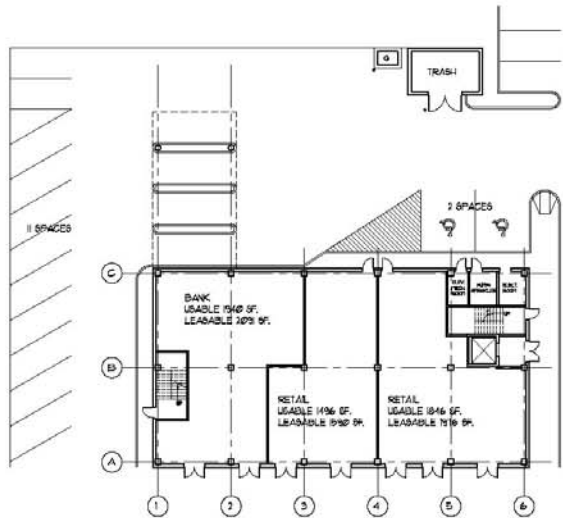
Building 7B



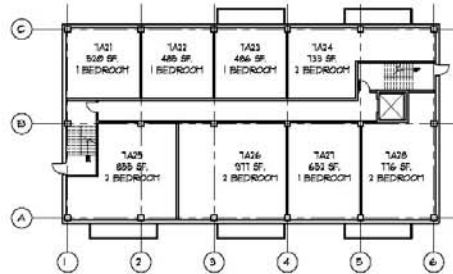
East Elevation First Street View

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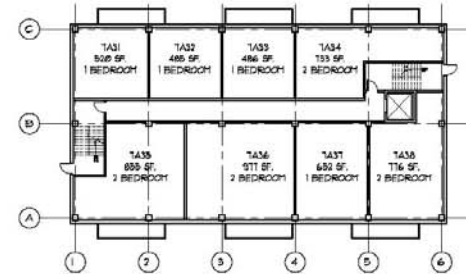
Building 7A



1ST LEVEL PLAN (RETAIL)
 USABLE AREA 5282 SF.
 LEASABLE AREA 5667 SF.
 COMMON AREA 581 SF.



2ND LEVEL PLAN (APARTMENTS)
 UNIT AREAS 5485 SF.
 COMMON AREA 1021 SF.

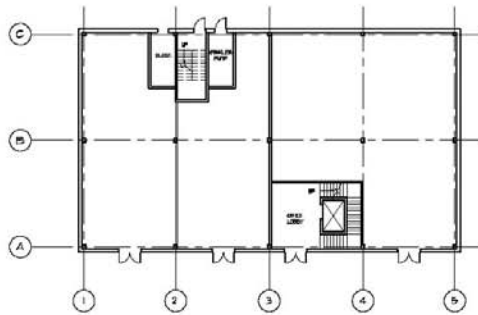


3RD LEVEL PLAN (APARTMENTS)
 UNIT AREAS 5485 SF.
 COMMON AREA 1021 SF.

1st, 2nd & 3rd Level Plan

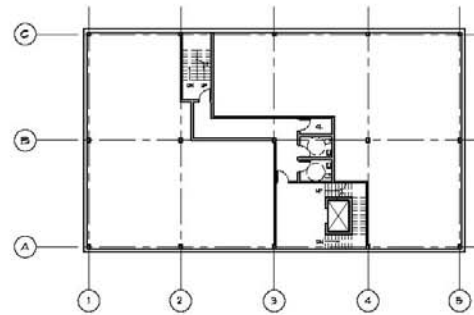
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Building 7B



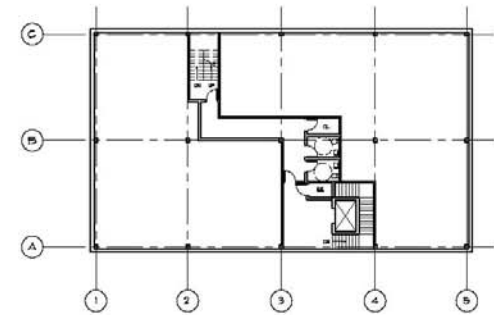
1ST LEVEL PLAN (RETAIL)

USABLE AREA 5296 SF.
LEASABLE AREA 5662 SF.
COMMON AREA 665 SF.



2ND LEVEL PLAN (OFFICE)

USABLE AREA 5033 SF.
LEASABLE AREA 5451 SF.
COMMON AREA 1121 SF.



3RD LEVEL PLAN (OFFICE)

USABLE AREA 5033 SF.
LEASABLE AREA 5451 SF.
COMMON AREA 1083 SF.

1st, 2nd & 3rd Level Plan

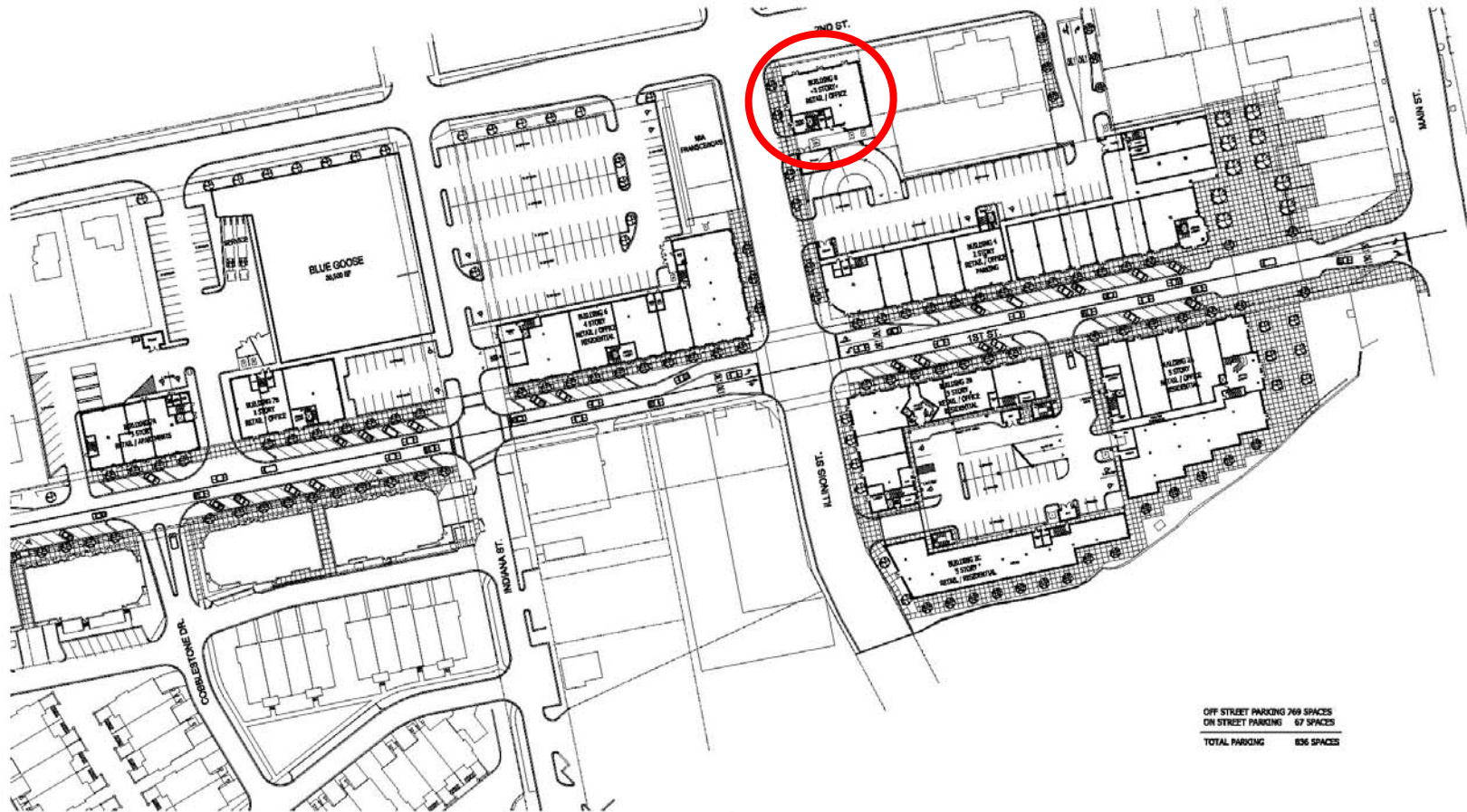
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BUILDING 8

Site Plan Building 8

FIRST STREET DOWNTOWN REDEVELOPMENT

ST CHARLES, ILLINOIS



OCT. 10, 2005

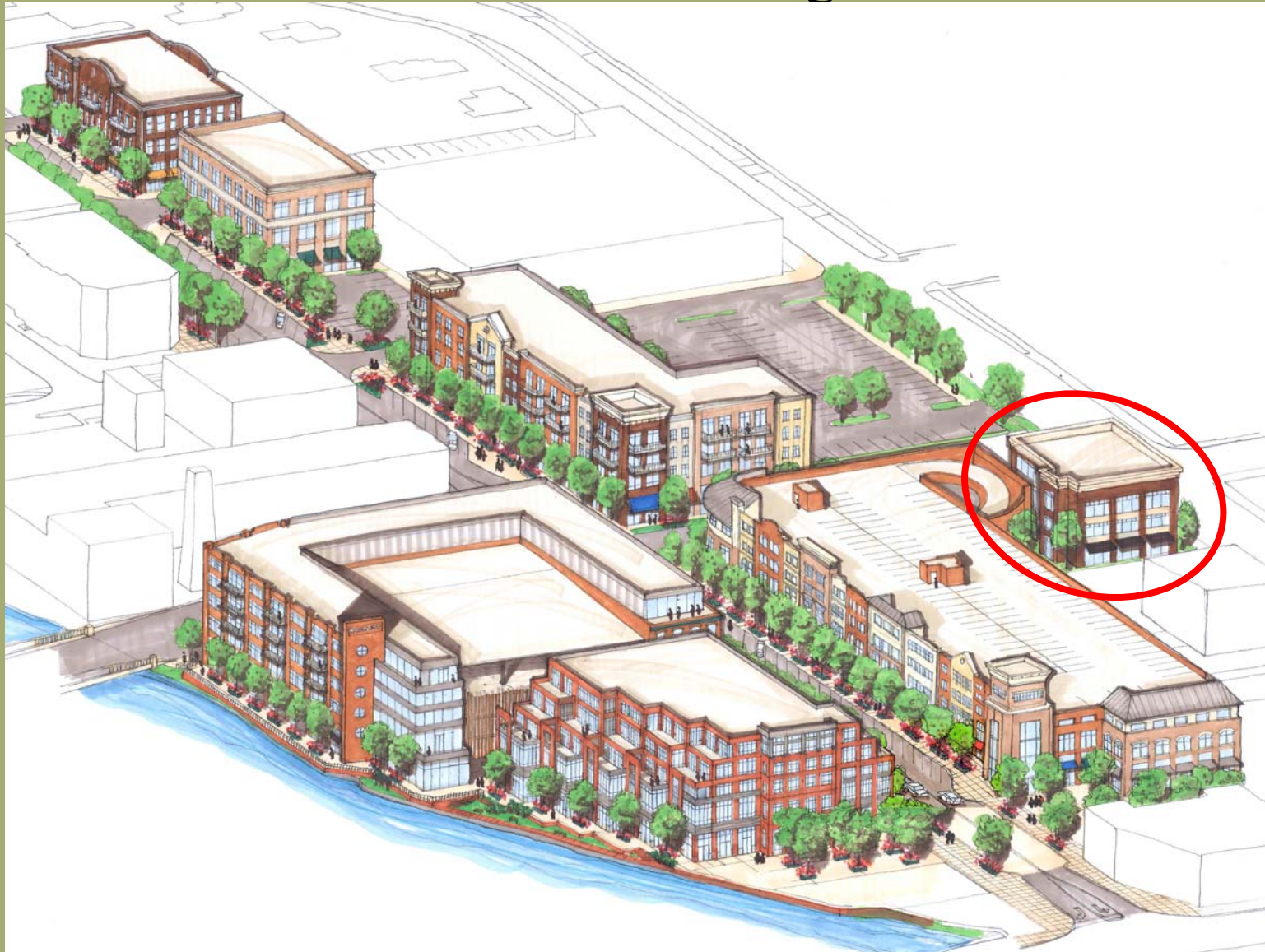
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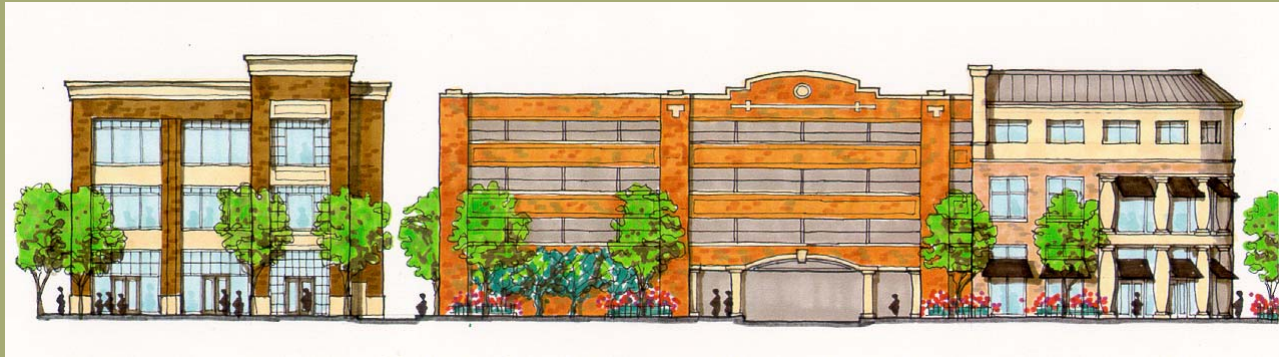
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Site View Building 8



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Building 8



South Elevation Illinois Street View



West Elevation 2nd St. View

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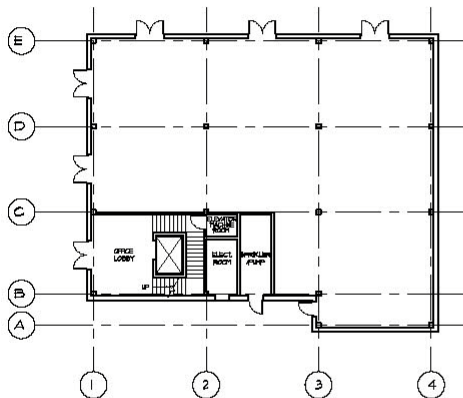
Building 8



South Elevation Illinois Street View

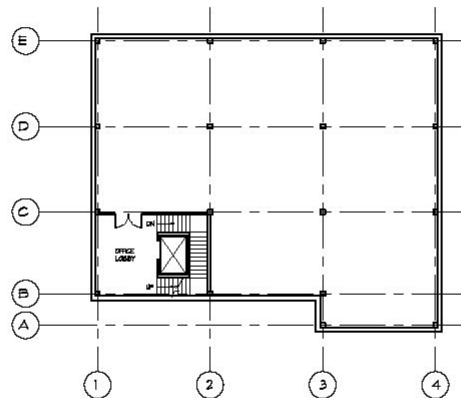
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Building 8



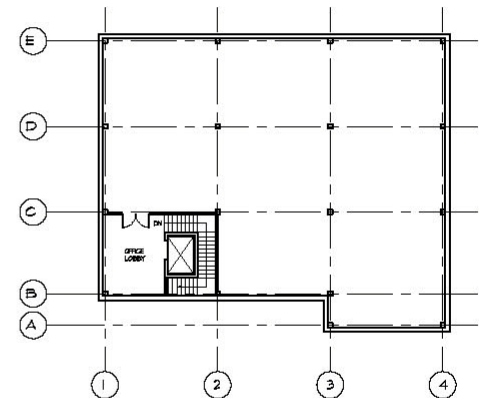
1ST LEVEL PLAN (RETAIL)

USABLE AREA 3151 SF.
LEASABLE AREA 4001 SF.
COMMON AREA 509 SF.



2ND LEVEL PLAN (OFFICE)

USABLE AREA 4031 SF.
LEASABLE AREA 4300 SF.
COMMON AREA 509 SF.



3RD LEVEL PLAN (OFFICE)

USABLE AREA 4031 SF.
LEASABLE AREA 4300 SF.
COMMON AREA 509 SF.

1st, 2nd & 3rd Level Plan

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Development Data

FIRST STREET DOWNTOWN REDEVELOPMENT ST. CHARLES, ILLINOIS DEVELOPMENT DATA 10/4/2005

BUILDING No.	TYPE	FLOOR LEVEL	AREA/UNITS
<u>Building 2A</u>	Retail	1 st Level	20,004 S.F.
	Office	2 nd Level	20,803 S.F.
	Residential (8 - 2 Bedroom)	3 rd Level	17,835 S.F.
	Residential (7 - 2 Bedroom)	4 th Level	15,383 S.F.
	Residential (5 - 2 Bedroom)	5 th Level	13,640 S.F.
<u>Total</u>			<u>88,628 S.F.</u>
<u>Building 2B</u>	Retail	1 st Level	10,915 S.F.
	Office	2 nd Level	11,703 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	3 rd Level	11,679 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	4 th Level	11,679 S.F.
	Residential (3 - 1 Bedroom) (3 - 2 Bedroom)	5 th Level	9,576 S.F.
<u>Total</u>			<u>56,832 S.F.</u>
<u>Building 2C</u>	Retail	1 st Level	9,305 S.F.
	Residential (5 - 2 Bedroom)	2 nd Level	10,569 S.F.
	Residential (5 - 2 Bedroom)	3 rd Level	10,569 S.F.
	Residential (5 - 2 Bedroom)	4 th Level	10,569 S.F.
	Residential (5 - 2 Bedroom)	5 th Level	10,196 S.F.
<u>Total</u>			<u>51,208 S.F.</u>
<u>Building 2 Parking Garage</u>			<u>177 Spaces</u>

BUILDING No.	TYPE	FLOOR LEVEL	AREA/UNITS
<u>Building 4</u>	Retail/Parking	1 st Level	24,832 S.F. / 50
	Office/Parking	2 nd Level	28,632 S.F. / 54
	Parking	3 rd Level	57 Spaces
	Parking	4 th Level	132 Spaces
	Parking	5 th Level	140 Spaces
<u>Total</u>			<u>54,115 S.F.</u>
<u>Building 4 Parking Garage</u>			<u>433 Spaces</u>
<u>Building 6</u>	Parking	Below Grade Level	42 Spaces
	Retail	1 st Level	17,332 S.F.
	Office	2 nd Level	18,366 S.F.
	Residential (4 - 1 Bedroom) (7 - 2 Bedroom)	3 rd Level	18,265 S.F.
	Residential (4 - 1 Bedroom) (7 - 2 Bedroom)	4 th Level	18,265 S.F.
<u>Total</u>			<u>73,464 S.F.</u>
<u>Building 7A</u>	Retail	1 st Level	6,238 S.F.
	Apartments (4 - 1 Bedroom) (4 - 2 Bedroom)	2 nd Level	6,512 S.F.
	Apartments (4 - 1 Bedroom) (4 - 2 Bedroom)	3 rd Level	6,512 S.F.
<u>Total</u>			<u>19,536 S.F.</u>
<u>Building 7B</u>	Retail	1 st Level	6,327 S.F.
	Office	2 nd Level	6,572 S.F.
	Office	3 rd Level	6,540 S.F.
<u>Total</u>			<u>19,716 S.F.</u>
<u>Building 8</u>	Retail	1 st Level	4,516 S.F.
	Office	2 nd Level	4,809 S.F.
	Office	3 rd Level	4,809 S.F.
<u>Total</u>			<u>14,427 S.F.</u>

Knauer Incorporated
720 N. Waukegan Road, Suite 200, Deerfield, Illinois 60015
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Development Totals

**FIRST STREET DOWNTOWN REDEVELOPMENT
ST. CHARLES, ILLINOIS
DEVELOPMENT TOTALS
10/10/2005**

TYPE	AREA/RANGE
Retail Space	99,469 sq. ft.
Office Space	102,234 sq. ft.
Residential Units	
Apartments	
8 – 1 Bedroom	485 – 652 sq. ft.
8 – 2 Bedrooms	733 – 977 sq. ft.
Condominiums	
17 – 1 Bedroom	796 – 1,791 sq. ft.
63 – 2 Bedrooms	1,270 – 3,281 sq. ft.
Parking	
Off Street	769 spaces
On Street	67 spaces
Total Parking	836 spaces

**Knauer Incorporated
720 N. Waukegan Road, Suite 200, Deerfield, Illinois 60015
Ph 847-948-9500 Fx 847-948-9599**

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CONDOMINIUMS IN OTHER DEVELOPMENTS



Deerfield, IL.

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Highland Park, IL.

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Metropolitan Square, DesPlaines

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One Milwaukee Place, Wheeling

KNAUER



Arlington Town Square, Arlington Heights

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LOFTS



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